

UNOFFICIAL COPY

WARRANTY DEED
ILLINOIS STATUTORY
INDIVIDUAL

Doc#: 1816546000 Fee: \$52.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/14/2018 08:41 AM Pg: 1 of 3

Dec ID 20180601689501
ST/CO Stamp 1-289-477-408 ST Tax \$111.00 CO Tax \$55.50
City Stamp 0-238-435-616 City Tax: \$1,165.50

#40039075 1/1

GIT

THE GRANTOR(S) **CARLITA M. FLOWERS**, an unmarried woman*, of the City of CHICAGO, County of COOK, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to JVA IL, LLC, 111 S Wacker Drive, Suite 4730, Chicago, Illinois, 60606 of the County of Cook, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

NOT A party to a civil union

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: General real estate taxes for the 2017 year not yet due and for subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 19-36-107-043-0000

Address(es) of Real Estate: 7954 S. CALIFORNIA AVE.
CHICAGO, IL 60652

Dated this 6th day of June, 2018



CARLITA M. FLOWERS

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT CARLITA M. FLOWERS, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal this 17TH day of June, 2018.




S. Minkema

Notary Public

Prepared by:
 ARC Law Group, LLLP
 5608 S. Racine Avenue
 Chicago, IL 60636



Mail to:
 JVA IL, LLC
 111 S. Wacker Dr., Suite 4730
 Chicago, IL 60606

Name and Address of Taxpayer:
 JVA IL, LLC
 111 S. Wacker Dr., Suite 4730
 Chicago, IL 60606

REAL ESTATE TRANSFER TAX		13-Jun-2018
	CHICAGO:	832.50
	CTA:	333.00
	TOTAL:	1,165.50 *

19-36-107-043-0000 | 20180601689501 | 0-238-435-616

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		13-Jun-2018
	COUNTY:	55.50
	ILLINOIS:	111.00
	TOTAL:	166.50

19-36-107-043-0000 | 20180601689501 | 1-289-477-408

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Exhibit "A" – Legal Description

LOTS 25 AND 26 (EXCEPT THE NORTH 12 FEET THEREOF) IN BLOCK 21 IN THIRD ADDITION TO HINKAMP AND COMPANY'S WESTERN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office