

# UNOFFICIAL COPY

400388971G 1/3  
Warranty DEED

Doc#: 1820849218 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/27/2018 11:16 AM Pg: 1 of 2

Dec ID 20180701637800  
ST/CO Stamp 1-691-146-016 ST Tax \$1,310.00 CO Tax \$655.00  
City Stamp 0-700-667-680 City Tax: \$13,755.00

GIT

Property of Cook County Clerk's Office

THE GRANTOR(S), JB REAL ESTATE FUND, LLC SERIES 1651, A DELAWARE LIMITED LIABILITY COMPANY of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant to Neilav Bhatt and Priya Bhatt, husband and wife, not as tenants in common, nor as joint tenants with the right of survivorship, but as TENANTS BY THE ENTIRETY, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 20 IN THE SUBDIVISION OF THE NORTHWEST 1/4 OF BLOCK 25 OF SHEFFIELD'S ADDITION TO CHICAGO IN SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**SUBJECT TO:** Covenants, conditions, easements and restrictions of record, building code violations and General taxes for the year 2018 and subsequent years.

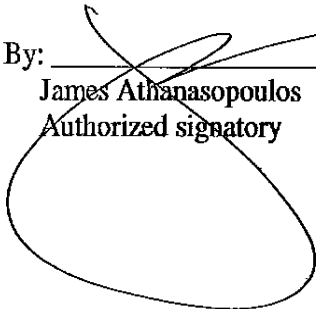
Permanent Real Estate Index Number(s): 14-31-430-004-0000  
Address(es) of Real Estate: 1651 North Paulina Street, Chicago, IL 60622

Dated 7/20/18

\*A.

JB Real Estate Fund LLC Series 1651

By: \_\_\_\_\_  
James Athanasopoulos  
Authorized signatory

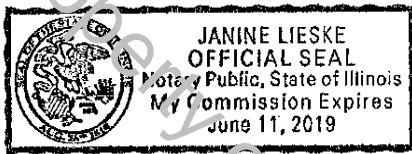


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STATE OF IL, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, James Athanasopoulos, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 20 day of JULY, 2017



*Janine Lieske* (Notary Public)

**Prepared By:** Athanasopoulos & Koleczel LLC  
 111 S Wacker, Suite 4730  
 Chicago, IL 60606

**Mail To:**

Kimberly Freeland  
 806 North Peoria  
 Chicago, IL 60642

**Name & Address of Taxpayer:**

Neilav Bhatt and Priya Bhatt  
 1651 North Paulina  
 Chicago, IL 60622

REAL ESTATE TRANSFER TAX		27-Jul-2018
	COUNTY:	655.00
	ILLINOIS:	1,310.00
	TOTAL:	1,965.00
14-31-430-004-0000   20180701637800		1-691 145-016

REAL ESTATE TRANSFER TAX		27-Jul-2018
	CHICAGO:	9,825.00
	CTA:	3,930.00
	TOTAL:	13,755.00 *
14-31-430-004-0000   20180701637800		0-700-667-660

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