

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY:
Diana Athanasopoulos
Athanasopoulos & Koleczek LLC
111 S. Wacker Drive, Suite 4730
Chicago, IL 60606

RETURN AFTER RECORDING TO:
OS National LLC
Attn: Securitization Department
3097 Satellite Blvd.
Building 700, Ste. 400
Duluth, GA 30096

SEND SUBSEQUENT TAX BILLS TO:
JVA MS CF I, LLC
111 South Wacker Drive, Suite 4730
Chicago, IL 60606



1822816023D

Doc# 1822816023 Fee \$80.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/16/2018 10:18 AM PG: 1 OF 13

Special Warranty Deed

VILLAGE OF DOLTON
WATER/REAL PROPERTY TRANSFER TAX No. 22080
ADDRESS 15527 Dobson
ISSUE 7-31-18 EXPIRED 8-31-18
AMT 50.00
TYPE Quit Claim
VILLAGE COMPTROLLER

8-1-18
VILLAGE OF SCHAUMBURG
REAL ESTATE TRANSFER TAX
34769 \$ 0.00

This instrument represents a transaction exempt under 35 ILCS 200/31-45(Paragraph E), of the IL Real Estate Transfer Tax Act

Signature
Date Signed 7/31/18

THIS AGREEMENT, made July 27, 2018, between JVA IL, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, with offices at 111 South Wacker Drive, Suite 4730, Chicago, Illinois 60606, a party of the first part, and JVA MS CF I, LLC, a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois, with offices at 111 South Wacker Drive, Suite 4730, Chicago, Illinois 60606, party of the second part.

WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real estate, situated in the State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and incorporated herein.

VILLAGE OF EVERGREEN PARK
EXEMPT. E
REAL ESTATE TRANSFER TAX
Amplia Uno

IL - JVA IL, LLC to JVA MS CF I, LLC - DEED

Clerk/Recorder: Please index all legal descriptions or index as a multi-parcel instrument.

CCORREVIEW

UNOFFICIAL COPY

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND.

Permanent Real Estate Number(s): See Exhibit "A" attached hereto and incorporated herein.

Address(es) of real estate: See Exhibit "A" attached hereto and incorporated herein.

[remainder of this page intentionally left blank]

EXEMPT-PURSUANT TO SECTION 1-11-5
 VILLAGE OF MORTON GROVE REAL ESTATE TRANSFER STAMP

EXEMPTION NO. 09868 DATE 8.1.18

ADDRESS 5839 Church
(VOID IF DIFFERENT FROM DEED)

BY [Signature]

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its authorized officer on the day and year first above written.

JVA IL, LLC,
an Illinois limited liability company

By: _____
Name: Jim Athanasopoulos
Title: Authorized Signatory

State of Illinois, County of Cook ss.

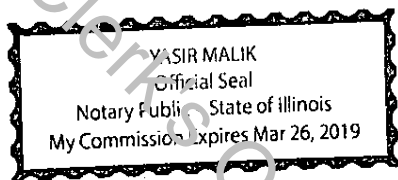
On this 18th day of July, 2018, before me, the undersigned officer personally appeared Jim Athanasopoulos, Authorized Signatory of JVA IL, LLC, an Illinois limited liability company, personally known to me (or proved to me on the basis of satisfactory evidence) to be such officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed, subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of JVA IL, LLC, by himself/herself in his/her authorized capacity as such officer as his/her free and voluntary act and deed and the free and voluntary act and deed of JVA IL, LLC.

Witness my hand and official seal.

Commission expires: Mar 26 2019

Notary public signature

**COOK COUNTY
RECORDER OF DEEDS**



**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

**COOK COUNTY
RECORDER OF DEEDS**

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

EXHIBIT "A"

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

PROPERTY SCHEDULE

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

RECORDER OF DEEDS

UNOFFICIAL COPY

Count	File Number	Address	City	State	Zip	County
1	H0000572	218 S VAIL AVENUE	ARLINGTON HEIGHTS	IL	60005	COOK
2	H0000476	1107 HAMPTON HARBOR UNIT 9004	SCHAUMBURG	IL	60193	COOK
3	H0000604	1839 N FERNANDEZ AVENUE	ARLINGTON HEIGHTS	IL	60004	COOK
4	H0000481	5839 CHURCH STREET	MORTON GROVE	IL	60053	COOK
5	H0000701	8822 S FAIRFIELD AVENUE	EVERGREEN PARK	IL	60805	COOK
6	H0000774	15527 DOBSON AVENUE	DOLTON	IL	60419	COOK
7	H0000517	22428 RIDGEWAY AVENUE	RIGHTON PARK	IL	60471	COOK
8	H0000614	7416 160TH PLACE	TINLEY PARK	IL	60477	COOK
9	H0000066	16235 S 76TH AVENUE	TINLEY PARK	IL	60477	COOK
10	H0000765	16765 OLCOTT AVENUE	TINLEY PARK	IL	60477	COOK

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

UNOFFICIAL COPY

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

LEGAL DESCRIPTIONS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

COOK COUNTY
RECORDER OF DEEDS

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT A-1

STREET ADDRESS: 218 S VAIL AVENUE, ARLINGTON HEIGHTS, IL 60005

COUNTY: COOK

CLIENT CODE: H0000572

TAX PARCEL ID/APN: 03-32-100-032-0000

LOT 5 IN ELM LAWN SUBDIVISION OF THE WEST 1/2 (EXCEPT THE EAST 33 FEET THEREOF) OF THE SOUTH 1/2 OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-2

STREET ADDRESS: 1107 HAMPTON HARBOR UNIT 9004, SCHAUMBURG, IL 60193

COUNTY: COOK

CLIENT CODE: H0000476

TAX PARCEL ID/APN: 07-26-302-055-1088

PARCEL 1: UNIT NUMBER 9004 IN NANTUCKET COVE CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY (CONDOMINIUM) OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS AND BLOCKS IN SUBDIVISION ON THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 26 AND IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR NANTUCKET COVE, AS THERETOFORE OR HEREAFTER AMENDED FROM TIME TO TIME, EXECUTED BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 47172, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS, DOCUMENT NUMBER 22957844 TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, IN COOK COUNTY, ILLINOIS. PARCEL 2: EASEMENT FOR INGRESS AND EGRESS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENT BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 21, 1974 AND KNOWN AS TRUST NUMBER 47172 RECORDED JANUARY 8, 1975 AS DOCUMENT NUMBER 22957843 AND AS, CREATED BY THE DEED RECORDED AS DOCUMENT NUMBER 23843291, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-3

STREET ADDRESS: 1839 N FERNANDEZ AVENUE, ARLINGTON HEIGHTS, IL 60004

COUNTY: COOK

CLIENT CODE: H0000604

TAX PARCEL ID/APN: 03-19-200-035-0000

LOT 1 (EXCEPT THE NORTH 1/2 THEREOF) IN HASBROOK SUBDIVISION UNIT NO. 1, OF PART OF THE EAST HALF OF THE WEST 1/2 AND PART OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 12, 1957, AS DOCUMENT NUMBER 1743068, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-4

STREET ADDRESS: 5839 CHURCH STREET, MORTON GROVE, IL 60053

COUNTY: COOK

CLIENT CODE: H0000481

TAX PARCEL ID/APN: 10-17-402-039-0000

LOT 6 (EXCEPT THE EAST 5 FEET THEREOF) ALL OF LOT 7 IN BLOCK 2, IN DEMPSTER TERMINAL GARDENS FIRST ADDITION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-5

STREET ADDRESS: 8822 S FAIRFIELD AVENUE, EVERGREEN PARK, IL 60805

COUNTY: COOK

CLIENT CODE: H0000701

TAX PARCEL ID/APN: 24-01-204-067-0000

THE SOUTH 22 FEET OF LOT 9 AND ALL OF LOT 10 IN BLOCK 4 IN DANIEL MOLE'S SUBDIVISION OF LOT 2 IN SCAMMON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-6

STREET ADDRESS: 15527 DOBSON AVENUE, DOLTON, IL 60419

COUNTY: COOK

CLIENT CODE: H0000774

TAX PARCEL ID/APN: 29-14-141-008-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 8 IN BLOCK 8 IN SIMPSON'S HOME DEVELOPER'S CRAIG MANOR SUBDIVISION BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11 AND THAT PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DECEMBER 2, 1955 AS DOCUMENT NUMBER 16437067, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-7

STREET ADDRESS: 22428 RIDGEWAY AVENUE, RICHTON PARK, IL 60471

COUNTY: COOK

CLIENT CODE: H0000517

TAX PARCEL ID/APN: 31-35-105-039-0000

LOT 7 AND THE NORTH 10 FEET OF LOT 8 IN BLOCK 5 IN O. RUETER & COMPANY'S RICHTON PARK SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 35, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

EXHIBIT A-8

STREET ADDRESS: 7416 160TH PLACE, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: H0000614

TAX PARCEL ID/APN: 27-24-204-021-0000

LOT SIXTY-THREE (63) IN BREMENTOWNE ESTATE UNIT 1, BEING A SUBDIVISION OF PART OF THE NORTH EAST ONE-QUARTER (NE ¼) AND PART OF THE NORTH WEST ONE-QUARTER (NW ¼) OF SECTION 24, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

EXHIBIT A-9

STREET ADDRESS: 16235 S 76TH AVENUE, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: H0000066

TAX PARCEL ID/APN: 27-24-211-018-0000

LOT 444 IN BREMENTOWNE ESTATES UNIT NO. 4, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 24, OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, OF PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 24, OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, ALL IN TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT A-10

STREET ADDRESS: 16765 OLCOTT AVENUE, TINLEY PARK, IL 60477

COUNTY: COOK

CLIENT CODE: H0000765

TAX PARCEL ID/APN: 27-25-212-019-0000

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS: LOT 19 IN BLOCK 6 IN TINLEY HEIGHTS UNIT NUMBER 3, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

UNOFFICIAL COPY

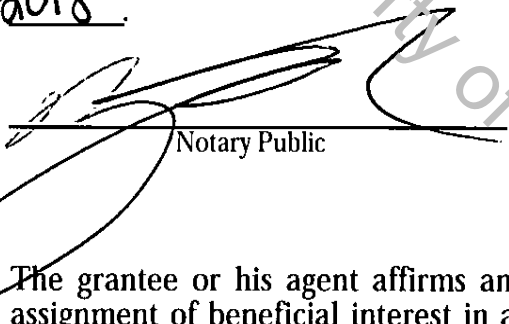
STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

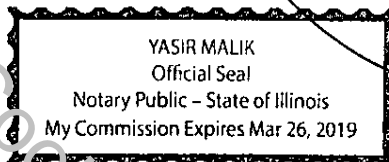
JVA IL, LLC

Dated JULY 17, 2018 Signature: _____
Grantor or Agent

Subscribed and sworn to before me by the
said JAMES ATHANASOPOULOS
this 17 day of JULY
2018.



Notary Public

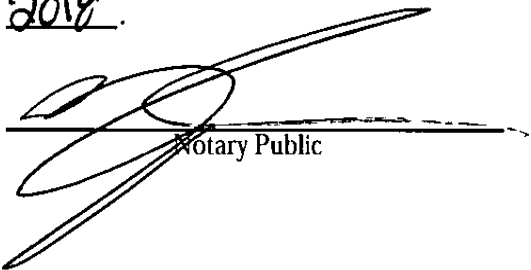


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

JVA MS CT I, LLC

Dated JULY 17, 2018 Signature: _____
Grantee or Agent

Subscribed and sworn to before me by the
said JAMES ATHANASOPOULOS
this 17 day of JULY
2018.



Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]