

# UNOFFICIAL COPY

GIT Parcel 16

40038332Q



THIS INSTRUMENT WAS PREPARED BY:

Donald S. Horvath  
Jenner & Block LLP  
353 N. Clark Street  
Chicago, Illinois 60654

Doc# 1824057163 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/28/2018 02:41 PM PG: 1 OF 3

AFTER RECORDING MAIL TO:

JVA IL, LLC  
c/o Maria Arzamastseva  
111 S. Wacker Drive, Suite 4730  
Chicago, Illinois 60606

MAIL SUBSEQUENT TAX BILLS TO:

JVA IL, LLC  
c/o Maria Arzamastseva  
111 S. Wacker Drive, Suite 4730  
Chicago, Illinois 60606

## TRUSTEE'S DEED

WHEREAS, Mack Industries II, LLC, an Illinois limited liability company ("**Mack II**") filed a petition in voluntary bankruptcy in the District Court of the United States for the Northern District of Illinois on the 31st day of May, 2017;

WHEREAS, Ronald R. Peterson was duly appointed trustee of the estate of Mack II on the 8th day of June, 2017; and

WHEREAS, GRANTOR (as hereinafter defined) was duly authorized by an Order Authorizing Trustee to Sell Real Estate Free and Clear, dated the 12th day of June, 2018 (the "**Final Order**"), to sell and convey the Property.

NOW, THEREFORE, the GRANTOR, Ronald R. Peterson, not individually, but solely as Chapter 7 Trustee of the bankruptcy estate of Mack Industries II, LLC, an Illinois limited liability company, having an address of 353 N. Clark Street, Chicago, Illinois 60654, for the consideration of TEN and no/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, receipt whereof is hereby acknowledged, and pursuant and subject to the Final Order, the power and authority vested in the Grantor as said Chapter 7 Trustee, and every other power and authority the Grantor hereunto enabling, does hereby CONVEY and QUIT CLAIM to JVA IL, LLC, GRANTEE, having an address of 111 S. Wacker Drive, Suite 4730, Chicago, Illinois 60606, all interest in the real estate situated in the County of Cook in the State of Illinois, further described on Exhibit A attached hereto and made a part hereof.

Address: 9132 Kedvale Avenue, Oak Lawn, Illinois

PIN: 24-03-404-025-0000

00453

Village of Oak Lawn Real Estate Transfer Tax \$500 03422

Village of Oak Lawn Real Estate Transfer Tax \$200 03407

Village of Oak Lawn Real Estate Transfer Tax \$25 03411



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IN WITNESS WHEREOF, the Grantor as executed this Trustee's Deed as of this 11<sup>th</sup> day of July, 2018.

*Ronald R. Peterson*

**RONALD R. PETERSON, NOT INDIVIDUALLY BUT SOLELY AS CHAPTER 7 TRUSTEE OF MACK INDUSTRIES II, LLC**

STATE OF ILLINOIS )  
  )SS  
COUNTY OF COOK )

REAL ESTATE TRANSFER TAX		23-Aug-2018
		COUNTY: 72.50
		ILLINOIS: 145.00
		TOTAL: 217.50
24-03-404-025-0000   20180401651084   0-936-919-200		

I, the undersigned, a notary public in and for, and residing in the said County, in the State aforesaid, DO HEREBY CERTIFY that Ronald R. Peterson, not individually, but solely as the Chapter 7 Trustee of Mack Industries II, LLC as aforesaid, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said Instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 11<sup>th</sup> day of July, 2018.

*Norma L. Duran*  
NOTARY PUBLIC



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## EXHIBIT A

### **Legal Description**

Address: 9132 Kedvale Avenue, Oak Lawn, Illinois

PIN: 24-03-404-025-0000

LOT 109 IN WIEGEL AND KILGALLENS CRAWFORD GARDENS UNIT NO. 2, A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 27, 1959 AS DOCUMENT 17489223, IN COOK COUNTY, ILLINOIS.