

UNOFFICIAL COPY

WARRANTY DEED

Doc#: 1835106103 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 12/17/2018 11:07 AM Pg: 1 of 2

Dec ID 20181201655815
ST/CO Stamp 0-292-608-672 ST Tax \$120.00 CO Tax \$60.00
City Stamp 0-411-436-704 City Tax: \$1,260.00

Grantor : JSA VENTURES 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 for and in consideration of **TEN DOLLARS**, in hand paid, and pursuant to authority given by the members.

CONVEY and WARRANT to :

George Juan Negrete and Edeen Marie Negrete as Trustees of the George and Edeen Negrete Trust dated 7/21/18
1791 Curtner Avenue
San Jose, California 95124

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Permanent Index Number: 25-04-101-007-0000
Address of Real Estate: 8710 S. Union Avenue, Chicago, Illinois 60620

SUBJECT TO: covenants, conditions and restrictions of record.
IN WITNESS WHEREOF, said Grantor has caused its company seal to be hereto affixed and has caused its name to be signed to these present by its Managing Partner

on this 29th day of October, 2018

JSA VENTURES LLC

By Scott Allbright

FIRST AMERICAN TITLE
FILE #2937340

MANAGING MEMBER: SCOTT ALLBRIGHT

State of Illinois, County of Cook ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SCOTT ALLBRIGHT, Managing Member of said LLC, 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 as such managing partner he signed, sealed and delivered the said instrument as managing partner of said LLC, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of October, 2018.

Commission expires Jeffrey H. Gottlieb

This instrument was prepared by **JEFFREY H. GOTTLIEB, 1415 N. Dearborn, Unit 6B, Chicago, Illinois 60610**

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LEGAL DESCRIPTION

**OF PREMISES COMMONLY KNOWN AS: 8710 S. Union Avenue
Chicago, Illinois 60620**

LEGAL DESCRIPTION:

THAT PARTS OF LOTS 1 AND 2 IN BLOCK 7 IN SISSON AND NEWMAN'S SOUTH ENGLEWOOD SUBDIVISION IN THE NORTHWEST ¼ OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS BEGINNING AT THE SOUTHEAST CORNER OF LOT 1 IN SAID BLOCK 7; THENCE WEST 125 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND 2, IN SAID BLOCK SEVEN; THENCE NORTH 37 FEET PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE EAST 125 FEET PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AND LOT 2; THENCE SOUTH 37 FEET ALONG THE EAST LINE OF SAID LOT 1 TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NUMBERS: 25-04-101-007-0000

MAIL TO:

**George Juan Negrete
1791 Curtner Ave.
San Jose, California 95124**

SEND TAX BILL TO:

**PIP Management Chicago
10236 S. Vincennes Ave.
Chicago, Illinois 60643**