

UNOFFICIAL COPY

Doc#: 1907718000 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/18/2019 09:42 AM Pg: 1 of 2

Warranty DEED

41043206 (1/3)

GIT

Dec ID 20190301615980
ST/CO Stamp 1-181-750-688 ST Tax \$554.50 CO Tax \$277.25
City Stamp 0-903-947-680 City Tax: \$5,822.25

THE GRANTOR(S), JVA II, LLC, a 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 Warrants to SAMANEH DOWLATSHAHI, a married woman, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 10 IN THE SUBDIVISION OF LOTS 28 TO 33 IN BLOCK 36 AND OF LOTS 7 TO 17 IN BLOCK 37 IN PENNOCK, BEING A SUBDIVISION OF PARTS OF SECTIONS 26, 27 AND 34, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions, easements and restrictions of record, acts done by or suffered through Buyer; General taxes for 2nd installment of 2018 and subsequent years



Commonly known as: 2428 North Avers, Chicago, IL 60647


PINS: 13-26-325-026-0000

Dated 3/6/19

JVA II, LLC

By: 
ANARGYROS GIANAKAKOS
Authorized signatory

REAL ESTATE TRANSFER TAX		07-Mar-2019
	COUNTY:	277.25
	ILLINOIS:	554.50
	TOTAL:	831.75
13-26-325-026-0000		20190301615980 1-181-750-688

REAL ESTATE TRANSFER TAX		07-Mar-2019
	CHICAGO:	4,158.75
	CTA:	1,663.50
	TOTAL:	5,822.25 *
13-26-325-026-0000		20190301615980 0-903-947-680

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

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STATE OF Illinois, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, ANARGYROS GIANAKAKOS, 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 6th day of March, 2019



[Handwritten Signature]

(Notary Public)

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

Mail To:

John Tsoutsias
55 E Monroe, Suite 3800
Chicago, IL 60603

Name & Address of Taxpayer
SAMANEH DOWLATSHAHI

20485 Charlotte Blvd N
Millsboro, DE 19966

Property of Cook County Clerk's Office