

UNOFFICIAL COPY

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GIT

Doc#: 1909818032 Fee: \$50.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 04/08/2019 10:00 AM Pg: 1 of 2

Dec ID 20190401637100
ST/CO Stamp 1-001-456-544 ST Tax \$379.50 CO Tax \$189.75
City Stamp 0-368-722-848 City Tax: \$3,984.75

Warranty Deed Statutory (Illinois)

THE GRANTOR(S) **JVA MS CF I, LLC**, of the City of Chicago, State of IL, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Avala Properties, LLC**, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois, to wit:

LOT 22 AND THE EAST 9 FEET OF LOT 23 IN BLOCK 16 IN EDWARD F. KENNEDY'S RESUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

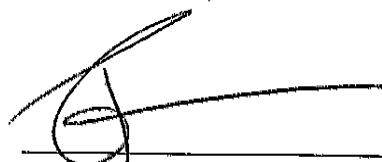
SUBJECT TO: Covenants, conditions, easements and restrictions of record, acts done by or suffered through Buyer; General taxes for 2nd installment of 2018 and subsequent years

Permanent Index Number(s): **13-28-431-007-0000**

Property Address: 4841 West Montana Street, Chicago, IL 60639

Dated this 1st day of April, 2019.

JVA MS CF I, LLC


By **ANARGYROS GIANAKAKOS**
Authorized signatory

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STATE OF ILLINOIS)
) SS
 COUNTY OF *Cook*) .

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that ANARGYROS GIANAKAKOS, personally known to me to be the same person(s) whose name(s) is/are 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/her/their 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 notarial seal, this 1 ^{APRIL} day of ~~March~~, 2019.

Richard A Yee
 Notary Public



My commission expires: *09/30/2020*


THIS DOCUMENT PREPARED BY:

ATHANASOPOULOS & KOLECZEK LLC
 111 S Wacker Suite 4730
 Chicago, IL 60606



MAIL TAX BILL TO:
 Ayala Properties LLC
2839 W Wellington Ave
Chicago IL 60618
MAIL RECORDED DEED TO
 Thayer Torgerson
 2400 N Western Ave
 Chicago, IL 60647

REAL ESTATE TRANSFER TAX		03-Apr-2019
	COUNTY:	189.75
	ILLINOIS:	379.50
	TOTAL:	569.25
13-28-431-007-0000 20190401637100 1-001-456-544		

REAL ESTATE TRANSFER TAX		03-Apr-2019
	CHICAGO:	2,846.25
	CTA:	1,138.50
	TOTAL:	3,984.75 *
13-28-431-007-0000 20190401637100 0-162-722-848		

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