

UNOFFICIAL COPY



QUIT CLAIM DEED

AFTER RECORDING MAIL TO:
Stewart Title Guaranty Company
17177 N. Laurel Park Dr., Suite 108
Livonia, MI 48152
Attn: John D. Tacia

NAME & ADDRESS OF TAXPAYER:
DB MIM I LLC
27 N. Wacker
Suite 435
Chicago, IL 60606

Doc# 2001741079 Fee \$92.00
2001741079D
RHSP FEE:\$9.00 RPRF FEE: \$1.00
EDWARD M. MOODY
COOK COUNTY RECORDER OF DEEDS
DATE: 01/17/2020 02:16 PM PG: 1 OF 7

RECORDER'S STAMP

THE GRANTOR, **JVA MS CF I LLC**, a Delaware 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, CONVEYS to **DB MIM I LLC**, a Delaware Limited Liability Company GRANTEE.

GRANTEE'S ADDRESS: 27 N. Wacker, Suite 435, City of Chicago, County of Cook, State of Illinois

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

See attached Schedule A

SUBJECT TO: the conveyance is subject to all real estate taxes not yet due and payable building set back lines and other restrictions set forth on the plat of subdivision, the easements, covenants & restrictions, and all other matters of record.

Grantor does hereby covenant with Grantee, its successors in interest to warrant and defend the real estate against the lawful claims of all parties claiming by, through or under Grantor, except as may be above stated.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): See attached Schedule A

Address(es) of Real Estate: See attached Schedule A

REAL ESTATE TRANSFER TAX		17-Jan-2020
COUNTY:		0.00
ILLINOIS:		0.00
TOTAL:		0.00
29-15-302-066-0000 20200101688177 1-248-867-168		

S Y
P Z
S L
M Y
SC Y
E Y
INT Y

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Dated this 6 day of December 2019.

Signature(s) of Grantor(s):

[Handwritten Signature]

JVAMS CF I LLC
By: Anargyros Gianakakos
Manager

STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT Anargyros Gianakakos is personally known to me to be the same person whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered said instrument as his/her/their free and voluntary act, for the 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 December 2019.



Emily C Nuscher

Notary Public

My commission expires September 10th 2023

Name & Address of Preparer:

John Zachara, Attorney at Law
53 W. Jackson, Suite 640
Chicago, IL 60604



Exempt under 35 ILCS 200/31 45 paragraph E

Section 4, Real Estate Transfer Act Date:

12/9 2019

[Handwritten Signature]

Signature of Buyer, Seller or Representative

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Schedule A

The land referred to herein is situated in the State of Illinois, County of Cook and described as follows:

LOT 1 IN MOOK'S SUBDIVISION BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16000 MICHIGAN AVENUE, SOUTH HOLLAND, IL 60473

Tax Id Number: 29-15-302-066-0000

LOT 136 IN ROBERTSON'S RIVERSIDE SUBDIVISION OF THAT PORTION OF THE SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE SOUTH LINE OF SAID SOUTHWEST 1/4 DISTANT 434.28 FEET EAST OF THE NORTH AND SOUTH CENTER LINE OF SAID SOUTHWEST 1/4, THENCE NORTH 5 DEGREES EAST 2451.24 FEET, THENCE EAST 587.50 FEET TO THE WATERS EDGE OF LITTLE CALUMET RIVER, THENCE SOUTHERLY ALONG THE EDGE OF SAID RIVER TO A POINT WHICH IS DISTANT NORTH 6-3/4 DEGREES EAST 1326.6 FEET FROM THE SOUTH LINE OF SAID SOUTHWEST 1/4 THENCE SOUTH 6-3/4 DEGREES WEST 1326.6 FEET TO THE SOUTH LINE OF SAID SOUTHWEST 1/4 THENCE WEST 665.28 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

15047 S. PERRY AVENUE, SOUTH HOLLAND, IL 60473

Tax Id Number: 29-09-317-024-0000

LOT 31 IN BLOCK 14 IN THE FIRST ADDITION TO PACESETTER PARK, HARRY M. QUINN MEMORIAL SUBDIVISION, BEING A SUBDIVISION OF BLOCK 8 IN PACESETTER PARK, A SUBDIVISION OF THAT PART OF LOT 3 IN TYS GOUWENS SUBDIVISION AND PART OF LOT 14 IN THE SUBDIVISION OF LOT 4 IN TYS GOUWENS SUBDIVISION, ALL IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14; ALSO PART OF LOT 2 IN TYS GOUWENS SUBDIVISION IN THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 14 AND PART OF SECTION 15, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

16001 S. ELLIS AVENUE, SOUTH HOLLAND, IL 60473

Tax Id Number: 29-14-315-009-0000

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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.

DATED: 1/16/2020

SIGNATURE: [Signature]
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): _____

On this date of: 1/16/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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.

DATED: 1/16/2020

SIGNATURE: [Signature]
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

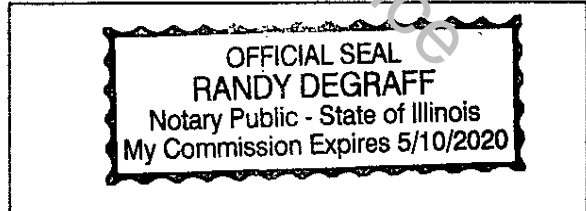
Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): _____

On this date of: 1/16/2020

NOTARY SIGNATURE: [Signature]

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**

UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

VILLAGE OF SOUTH HOLLAND
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES

The undersigned, Deputy Village Clerk for the Village of South Holland, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

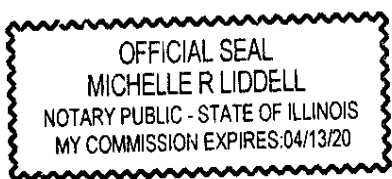
Title Holder's Name: **JVA MS CF I LLC**
Mailing Address: **27 N. Wacker, Ste 435, Chicago , IL 60606**
Telephone No.: **815-464-1313**
Attorney or Agent: **Randy DeGraff**
Telephone No.: **815-464-1313**
Property Address: **16000 Michigan Ave.
South Holland, IL 60473**
Property Index Number (PIN): **29-15-302-066-0009**
Water Account Number: **0200056000**
Date of Issuance: **1/7/2020**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on January 7, 20 by
Michelle R Liddell

Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND
By: Marie Johnson
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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Title Holder's Name: **JVA MS CF I LLC**
Mailing Address: **27 N. Wacker, Ste 435, Chicago, IL 60606**
Telephone No.: **815-464-1313**
Attorney or Agent: **Randy DeGraff**
Telephone No.: **815-464-1313**
Property Address: **16001 Ellis Ave.
South Holland, IL 60473**
Property Index Number (PIN): **29-14-315-009-0000**
Water Account Number: **0460149000**
Date of Issuance: **1/7/2020**

State of Illinois)
County of Cook)

This instrument was acknowledged before
me on January 7, 2020

Michelle R Liddell
Michelle R Liddell
(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: Manly Johnson
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.

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**VILLAGE OF SOUTH HOLLAND
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Title Holder's Name: **JVA MS CF I LLC**
Mailing Address: **27 N. Wacker, Ste 435, Chicago , IL 60606**
Telephone No.: **815-464-1315**
Attorney or Agent: **Randy DeGraff**
Telephone No.: **815-464-1313**
Property Address: **15047 Perry Ave.
South Holland, IL 60473**
Property Index Number (PIN): **29-09-317-024-0068**
Water Account Number: **0080042000**
Date of Issuance: **1/7/2020**

State of Illinois)
County of Cook)

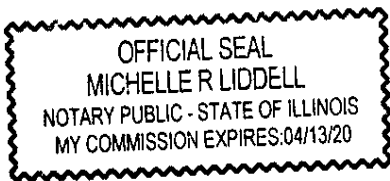
This instrument was acknowledged before
me on January 7, 2020 by

Michelle R Liddell
Michelle R Liddell

(Signature of Notary Public)

VILLAGE OF SOUTH HOLLAND

By: *Marilyn Johnson*
Deputy Village Clerk or Representative



[SEAL]

THIS CERTIFICATE IS GOOD FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.