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Doc#: 2017457395 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/22/2020 12:59 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20200501679234
ST/CO Stamp 0-722-820-320 ST Tax \$48.00 CO Tax \$24.00
City Stamp 1-890-557-152 City Tax: \$504.00

① 196C0003057 PK
1/11

Prepared By:
Law Offices of Jay H. Chie P.C.
2454 E. Dempster St., Suite 310
Des Plaines, IL 60016

THE GRANTOR, JVA FOUR, LLC, a Delaware limited liability company, of the City of Chicago, County of , State of Illinois, for and in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTEE, MRC HOLDINGS LLC, An Illinois Limited Liability Company

- in FEE SIMPLE
 in JOINT TENANCY WITH RIGHT OF SURVIVORSHIP,
 in TENANTS IN COMMON, or
 in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.

(GRANTEE'S ADDRESS) of 7703 S. Cornell Ave., Unit 2 Chicago of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

See Legal Description attached hereto as Exhibit "A"

SUBJECT TO: General real estate taxes not yet due and payable; covenants, conditions and restrictions of record; building lines and easements.

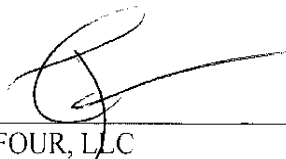
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 20-25-317-036-1006

Address of Real Estate: 7703 South Cornell Avenue, Unit 2, Chicago, IL 60649

Dated this 12 day of May, 2020

GRANTOR:

x 

JVA FOUR, 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, **CERTIFY THAT Anargyros Gianakakos, authorized signatory for JVA FOUR, 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 it signed, sealed and delivered the said instrument as 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 12th day of May, 2020



Notary Public



Mail To:

Diane Danzy Odell, Esq.
~~77 W Washington St. Ste 714~~
Chicago, IL 60602

646 1/2 E. 43rd St.
Chicago, IL 60652

Name and Address of Taxpayer:

MRC Holdings LLC
~~7703 S. Cornell Ave. Unit 2~~
~~Chicago, IL 60649~~

20423 STATE Rd 7
Boca Raton, FL
33498

Property of Cook County Clerk's Office

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EXHIBIT 'A' **Legal Description**

Unit 7703-2 in the 7701 S. Cornell Condominium as delineated on a survey of the following described real estate: Lots 39 and 40 in Block 23 in Southfield, a Subdivision of Blocks 17, 18, 19 and 22 to 32, inclusive, in James Stinson's Subdivision, in Section 25, Township 38 North, Range 14 East of The third Principal Meridian, in Cook County, Illinois; which Survey is attached as Exhibit "A" to the Declaration of Condominium recorded as document number 0333632081, and as amended, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

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