

# 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# 2104019016 Fee \$85.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2021 11:38 AM PG: 1 OF 5

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

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 24020  
ADDRESS 14210 Drexel  
ISSUE 1/15/21 EXPIRED 2/15/21  
AMT \$0  
TYPE quit  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 24017  
ADDRESS 15119 University  
ISSUE 1/15/21 EXPIRED 2/15/21  
AMT \$0  
TYPE quit  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 24011  
ADDRESS 14411 Mundy  
ISSUE 1/15/21 EXPIRED 2/15/21  
AMT \$0  
TYPE quit  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 23628  
ADDRESS 15119 Cornell  
ISSUE 1/15/21 EXPIRED 2/15/21  
AMT \$0  
TYPE quit  
VILLAGE COMPTROLLER

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 24008  
ADDRESS 14411 SCITE  
ISSUE 1/15/21 EXPIRED 2/15/21  
AMT \$0  
TYPE quit  
VILLAGE COMPTROLLER

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Dated this 6<sup>th</sup> day of December 2019.

Signature(s) of Grantor(s):

**JVA MSCFI 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 6<sup>th</sup> day of December 2019.



Notary Public

My commission expires September 10<sup>th</sup> 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:

12/6, 2019

Signature of Buyer, Seller or Representative

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 24002  
ADDRESS 15527 DOOLIN  
ISSUE 11/5/21 EXPIRED 2/15/22  
AMT 0.00  
TYPE Quit  
VILLAGE COMPTROLLER

REAL ESTATE TRANSFER TAX 09-Feb-2021  
COUNTY: 0.00  
ILLINOIS: 0.00  
TOTAL: 0.00  
29-03-420-049-0000 | 20210201634180 | 0-110-908-432

VILLAGE OF DOLTON  
WATER / REAL PROPERTY TRANSFER TAX No. 24005  
ADDRESS 1444 E 146<sup>th</sup> St  
ISSUE 11/5/21 EXPIRED 2/15/22  
AMT 0.00  
TYPE Quit  
VILLAGE COMPTROLLER

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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 7 (EXCEPT THE NORTH 3.79 FEET THEREOF), THE NORTH 3.83 FEET OF LOT 8, ALL IN BLOCK 1 IN WILLIAM OLDS ADDITION TO DOLTON SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

THAT PART OF THE HERETOFORE VACATED 16.00 FOOT WIDE PUBLIC ALLEY IN BLOCK 1 LYING SOUTH OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 3.79 FEET OF LOT 7 AND LYING NORTH OF THE EASTERLY PROLONGATION OF THE SOUTH LINE OF THE NORTH 3.38 FEET OF LOT 8 IN SAID BLOCK 1 IN WILLIAM OLDS ADDITION TO DOLTON SUBDIVISION AFORESAID ALL IN COOK COUNTY, ILLINOIS.

14411 MURRAY AVENUE, DOLTON, IL 60419

Tax Id Number: 29-03-420-0049-0000

LOT 5 (EXCEPT THE NORTH 32.1 FEET THEREOF) AND THE NORTH 39.5 FEET OF LOT 6 IN BLOCK 1 IN SIMPSON HOME DEVELOPERS CRAIG MANOR SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING NORTH OF THE CALUMET RIVER, ACCORDING TO PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON DECEMBER 2, 1955, AS DOCUMENT NUMBER LR1638003 AND RECORDED AS DOCUMENT NUMBER 16437067, IN COOK COUNTY, ILLINOIS.

15419 UNIVERSITY AVENUE, DOLTON, IL 60419

Tax Id Number: 29-14-135-018-0000

THE NORTH 61 FEET OF LOTS 6, 7, 8, 9 AND 10 (EXCEPT THE WEST 8 FEET OF SAID LOT 6) IN BLOCK 8 IN CALUMET PARK FIRST ADDITION, BEING A SUBDIVISION OF PART OF LOTS 1 TO 3, INCLUSIVE, IN THE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER THE PLAT THEREOF RECORDED JUNE 18, 1925 AS DOCUMENT NO. 8948328, IN COOK COUNTY, ILLINOIS.

14200 DREXEL AVENUE, DOLTON, IL 60419

Tax Id Number: 29-02-301-035-0000

LOT 10, TOGETHER WITH THE EAST 1/2 OF THAT PART OF THE VACATED ALLEY LYING WEST AND ADJOINING SAID LOT 10, IN BLOCK 4 IN CALUMET TERRACE DELUXE FIRST ADDITION, BEING A SUBDIVISION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

14430 DANTE AVENUE, DOLTON, IL 60419

Tax Id Number: 29-02-420-024-0000

LOT 17 IN PASQUINELLI'S MEADOWLANE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

1444 E. 146<sup>TH</sup> STREET, DOLTON, IL 60419

Tax Id Number: 29-02-432-047-0000

LOT 8 IN BLOCK 8 IN SIMPSON'S HOME DEVELOPER'S CRAIG MANOR SUBDIVISION, BEING A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 11 AND THAT PART OF THE WEST 1/2 OF SECTION 14, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DECEMBER 2, 1955 AS DOCUMENT NUMBER 16437067, IN COOK COUNTY, ILLINOIS.

15527 DOBSON AVENUE, DOLTON, IL 60419

Tax Id Number: 29-14-141-008-0000

LOT 2 IN HA WRYSIO'S SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1 TO 7, BOTH INCLUSIVE, IN BLOCK 1 IN MICHIGAN CITY ROAD PLAZA, BEING A SUBDIVISION OF BLOCKS 6 AND 7 IN THE SUBDIVISION OF THAT PART LYING NORTH OF LINCOLN AVENUE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT A 150 FOOT FRONTAGE ON (LINCOLN AVENUE) MICHIGAN CITY ROAD, RUNNING EAST OF STONY ISLAND AVENUE AND ADJOINING SAME; ALL FRONTAGE ON STONY ISLAND AVENUE RUNNING NORTH TO WILSON AVENUE AND A 150 FOOT FRONTAGE ON WILSON AVENUE RUNNING EAST OF STONY ISLAND AVENUE AND ADJOINING SAME, THENCE TO THE POINT OF BEGINNING); ALSO,

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ALL OF THE HERETOFORE VACATED 26 FOOT WIDE PUBLIC ALLEY IN BLOCK 1 IN AFORESAID MICHIGAN CITY ROAD PLAZA SUBDIVISION IN COOK COUNTY, ILLINOIS.

15104 CORNELL AVENUE, DOLTON, IL, 60419

Tax Id Number: 29-12-307-010-0000

Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

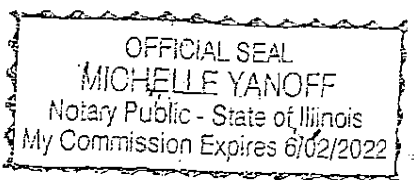
The grantor or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated: 12/6/2019

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 6<sup>th</sup> day of December, 2019

Notary Public [Handwritten Signature]



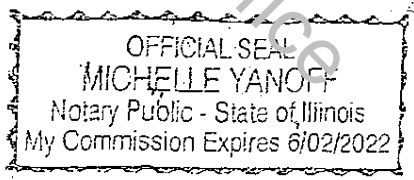
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 title to real estate under the laws of the State of Illinois.

Dated: 12/6/2019

Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 6<sup>th</sup> day of December, 2019

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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 Section 4, of the Illinois Real Estate Transfer Tax Act)