

# UNOFFICIAL COPY

Doc# 2106707006 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/08/2021 07:05 AM Pg: 1 of 4

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20210101624508  
ST/CO Stamp 0-772-293-648 ST Tax \$200.00 CO Tax \$100.00

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

2 0660003165 PE 1/2 KSCRM  
THE GRANTOR, JVA TWO, LLC, a Delaware limited liability company, of the City of Chicago, County of Cook, 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 GRANTLE MARCUS V. ~~ROBERTSON JR.~~ ROBERTSON JR. G  
married person Robertson

- 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 13524 S. Avenue n. Chicago of the County of Cook, all interest in the following described Real Estate situated in the County of , 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.

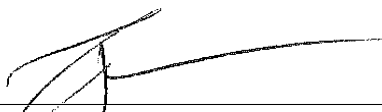
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 30-32-328-001-0000

Address of Real Estate: 3425 South Schultz Drive, Lansing, IL 60438

Dated this 10th day of September, 2020

**GRANTOR:**

  
\_\_\_\_\_  
JVA TWO, LLC  
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 TWO, 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 10th day of September, 2020



Notary Public



**Mail To:**

David Hernandez, Esq.  
 3478 S. Archer Ave.  
 Chicago, IL 60608

**Name and Address of Taxpayer:**

Marcus V. Robertson Jr.  
3425 S. Gehlert St  
Chicago, IL 60638

Property of Cook County Clerk's Office

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**EXHIBIT 'A'**  
**Legal Description**

Lot 61 in Schultz Park, being a Subdivision in the South 1/2 of the Southwest 1/4 of Section 32, Township 36 North, Range 15, East of the Third Principal Meridian, in Cook County, Illinois, according to the Plat thereof filed for record in the Recorder's Office of Cook County, Illinois June 1, 1927 as document number 9670688, in Cook County, Illinois.

Property of Cook County Clerk's Office

Village of Lansing

**UNOFFICIAL COPY**

Patricia Eidam  
Mayor



Office of the Treasurer

Arlette Frye  
Treasurer

THIS INSTRUMENT PREPARED BY  
AND WHEN RECORDED RETURN TO:

**VILLAGE OF LANSING  
CERTIFICATE OF PAYMENT  
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, 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.

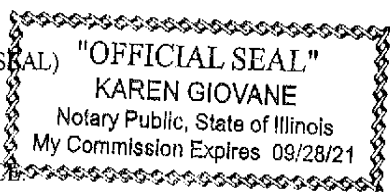
Title Holder's Name: JVA Two, LLC  
22 N Wacker Drive, #435  
Chicago, IL 60606  
Telephone: 312-659-2258  
Attorney or Agent: Jay Chie  
Telephone No.: 847-257-0411  
Property Address: 3425 S Schultz Drive  
Lansing, IL 60438  
Property Index Number (PIN): 30-32-328-001-0000  
Water Account Number: 315 2240 00 02  
Date of Issuance: September 8, 2020

(State of Illinois)  
(County of Cook)  
This instrument was acknowledged before  
me on September 8, 2020 by  
Karen Giovane.

VILLAGE OF LANSING  
By: Arlette Frye  
Village Treasurer or Designee

Karen Giovane

(Signature of Notary Public)



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