

# UNOFFICIAL COPY

Doc#: 2108401123 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/25/2021 08:31 AM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20210201648972  
ST/CO Stamp 1-662-286-864 ST Tax \$85.00 CO Tax \$42.50

20GC0003166 PK  
1/2

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

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 GRANTEE, SUSAN REED-HALL, \_\_\_\_\_

- 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 308 Seminole Street Park Forest 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: 31-35-406-019-0000

Address of Real Estate: 308 Seminole Street, Park Forest, IL 60466

Dated this 22nd day of February, 2021

**GRANTOR:**

  
\_\_\_\_\_  
JVA TWO, LLC  
By: Anargyros Gianakakos, Authorized Signatory

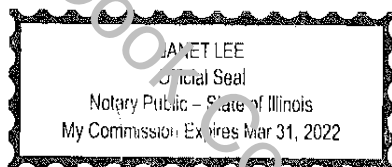
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STATE OF ILLINOIS            )  
  ) ss.  
COUNTY OF   COOK        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT Anargyros Gianakakos, authorized signatory for JVA 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   22nd   day of   February  , 2021

  
\_\_\_\_\_  
Notary Public



**Mail To:**

Erika Norton, Esq.  
15948 Woodlawn West  
South Holland, IL 60473

**Name and Address of Taxpayer:**

Susan Reed-Hall  
308 Seminole St.  
Park Forest, IL 60466

Property of Cook County Clerks Office  
11/30/2021

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

Lot 19 in Block 83 in Village of Park Forest Area Number 5 a subdivision of part of the East 1/2 of Section 35 and the West 1/2 of Section 36, Township 35 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property of Cook County Clerk's Office