

# UNOFFICIAL COPY

Doc# 2109716115 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 04/07/2021 03:47 PM Pg: 1 of 3

## WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20210301673320  
ST/CO Stamp 0-110-895-632 ST Tax \$70.00 CO Tax \$35.00

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

20GC0003246PK/HZKXKH  
THE GRANTOR, JVA FOUR, 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 LAZERIC A. LIPSCOMB, SR., an  
unmarried man

- 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 22704 Theodore Ave. Sauk Village 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.

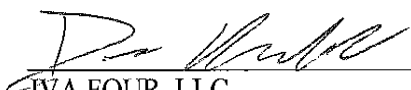
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 33-31-111-014-0000

Address of Real Estate: 22704 Theodore Avenue, Sauk Village, IL 60411

Dated this 17th day of March, 2021

**GRANTOR:**

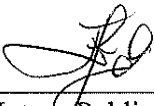
  
\_\_\_\_\_  
JVA FOUR, LLC  
By: Daniel Bednyak, Authorized Signatory

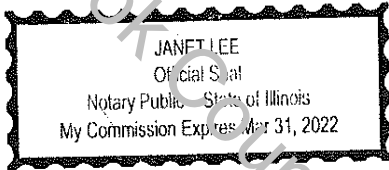
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STATE OF ILLINOIS      )  
  ) ss.  
COUNTY OF    COOK    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT Daniel Bednyak, 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   17th   day of   March  , 2021

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



**Mail To:**  
Sara Gray, Esq.  
1429 Plainfield Rd  
Joliet, IL 60435

**Name and Address of Taxpayer:**  
Lazeric A. Lipscomb, Sr.  
22704 Theodore Ave.  
Sauk Village, IL 60411

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## EXHIBIT 'A' Legal Description

Lot 9198 in Indian Hill Subdivision Unit Number 9 being a Subdivision of the East 1/2 of the Northwest 1/4 of Section 31, Township 35 North, Range 15 East of the Third Principal Meridian also the Northwest 1/4 of the Northeast 1/4 of Section 31, Township 35 North, Range 15 East of the Third Principal Meridian according to the Plat thereof recorded in the Office of the Registrar of Titles of Cook County, Illinois on September 15, 1970 as Document LR 2521661 and Surveyor's Certificate of Correction thereof registered on October 9, 1970 as Document LR 2525473 in Cook County, Illinois.

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