## **UNOFFICIAL COPY**

Doc#. 2135639353 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 12/22/2021 12:22 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20211101654829

ST/CO Stamp 1-993-296-528 ST Tax \$490.00 CO Tax \$245.00

Prepared B;: Law Offices of Jay H. Chie P.C. 2454 E. Dempster St., Suite 310 Des Plaines, IL 00016
THE GRANTOR, JVA TWO, LLC. a Delaware limited liability company, of the City of Northbrook, 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 SOLID CAPITAL LLC, ON 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 213 Meadowbrook Lane Hinsdale of the County of DuPage, 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 I aws of the State of Illinois.
Permanent Index Number: 16-19-410-042-1004, 16-19-410-042-1005 and 16-19-410-042-1006 **
Address of Real Estate: 6643-6645 West 19th Street, Unit 2W, 1E, 1W, GE and GW, Berwyn, IL 60402
Dated this 30th day of Wouldney , 2021
GRANTOR:

JVA TWO, LLC

By: Dan Bednyak, Authorized Signatory

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2135639353 Page: 2 of 3

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STATE OF ILLI	INOIS	)
		) ss
COUNTY OF_	COOK_	_)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Dan Bednyak, 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.

JANET LEE

O', clair Seal

Notary Punic - State of Illinois

My Commission E: pire | Mar 31, 2022

Diff Clarks Office

Given under my hand and notarial seal, this 30th day of hovember, 2021

Notary Jublic

Mail To:

David Capizzi, Esq. 109 S. Catherine La Grange, IL 60525

Name and Address of Taxpayer:

Solid Capital LLC 213 Meadowbrook Lane Hinsdale, IL 60521

\*\* 16-19-410-042-1007 and 16-19-410-042-1008

2135639353 Page: 3 of 3

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## EXHIBIT 'A' Legal Description

UNIT NUMBERS 6643-2W, 6645-GE, 6645-GW, 6645-1E AND 6645-1W IN 6643-6645 WEST 19TH STREET CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOT 22 IN BLOCK 11 IN WALTER G. MCINTOSH'S METROPOLITAN ELEVATED SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 18, 2006 AS DOCUMENT NUMBER 0638316077; TOGETHER WITH 1HUR UNDIVIDED PERCENTAGE INTEREST.