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WARRANTY DEED
ILLINOIS STATUTORY

32 GCO 003389PK/LP

Karen A. Yarbrough Cook County Clerk

Doc#. 2219233223 Fee: \$98.00

Date: 07/11/2022 01:02 PM Pg: 1 of 3

Dec ID 20220701666758

ST/CO Stamp 1-671-562-320 ST Tax \$210.00 CO Tax \$105.00

City Stamp 1-283-130-448 City Tax: \$2,205.00

Prepared Py.
Law Offices of Jay H. Chie P.C.
2454 E. Dempster St., Suite 310
Des Plaines, IL 60015

THE GRANTOR, JVA FOUL, ILC, 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, CHRYSTAL ADAMS, HN UNMARRIED WOMAN
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 9203 S. Loomis Chicago of the County of Cook, all interest in the following described Real Estate situated in the County of Cook, in the State of limitais, to wit: See Legal Description attached hereto as Exhibit "A"
SUBJECT TO : General real estate taxes not yet due and payable; covenant, 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: 25-05-400-020-0000
Address of Real Estate: 9157 South Racine Avenue, Chicago, IL 60620
Dated this <u>28 th</u> day of <u>June</u> , 2022
GRANTOR:

JVA FOUR, LLC

By: Dan 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 Dan Bednyak, authorized signatory for JVA FOUR, LLC, personally known to me to be the same person whose name are 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 28th day of June, 2022

Notary Public

JANET LEE
Official Seal
Notary Public - State of Illinois
My Commission expiles Mar 31, 2026

Mail To:

Marcus Gray, Esq. 1136 S. Delano Court West Suite B201 Chicago, IL 60605

Name and Address of Taxpayer:

Chrystal Adams 9157 S. Racine Avenue Chicago, IL 60620

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EXHIBIT 'A' Legal Description

THE SOUTH 30 FEET OF LOT 18 IN ROBERT VOLK'S SUBDIVISION OF BLOCK 3 IN THE SUBDIVISION OF THAT PART WESTERLY OF THE RIGHT OF WAY OF THE CHICAGO ROCK ISLAND AND PACIFIC RAILROAD OF THE SOUTH 1/2 OF SECTION 5, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clark's Office