## **UNOFFICIAL CC**

Doc#. 2221621068 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 08/04/2022 11:09 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220701681395

ST/CO Stamp 0-229-260-368 ST Tax \$775.00 CO Tax \$387.50

CT-226C00033917 PK

City Stamp 0-604-668-496 City Tax: \$8,557.75

Prepared By:

Law Offices of Jay H. Chie P.C. 2454 E. Dempster St., Suite 310

Des Plaines, IL 69515

THE GRANTOR, JVA FOUX, 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,

C	CONVEYS and WARRANTS to GRANT'SE, MICHAEL JOHN SOIK, in unmerited and warried			
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X	in FEE SIMPLE			
perten	in JOINT TENANCY WITH RIGHT OF SURT IN ORSHIP,			
	in TENANTS IN COMMON, or			
,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	in TENANCY BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP.			

(GRANTEE'S ADDRESS) of 2858 N. Harding Chicago 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 Ixhibit "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:

13-26-123-018-0000

Address of Real Estate: 2858 North Harding, Chicago, IL 60618

Dated this 14th day of July

**GRANTOR:** 

JVA FOUR, LLC

By: Dan Bednyak, Authorized Signatory

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS		
	)	SS
COUNTY OFCOOK	)	

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 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 homester.

Given under my hand and notarial seal, this 14th day of 500, 2022

Notary Public

Mail To:

Michael Gilmartin, Esq. 15000 S. Cicero Ave Oak Forest, IL 60452

Name and Address of Taxpayer:

Michael John Soik

JANET LEE
Official Seal
No ary Public - State of Illinois
A v Commission Expires Mar 31, 2026

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## **UNOFFICIAL COPY**

## **EXHIBIT "A"**

Order No.: 22GCO003397PK

Property Address: 2858 North Harding Avenue, Chicago, IL 60618

For APN/Parcel ID(s): 13-26-123-018-0000

LOT 1 AND THE NORTH 10 FEET OF LOT 2 IN WESTERLUND'S SUBDIVISION OF THE NORTH 1/2 5 AL OF THE THIRD PR.

COLUMNIA CLORA'S OFFICE OF THE W'EST 5 ACRES OF THE SOUTH 1/2 OF LOT 15 IN DAVLIN, KELLY AND CARROLL'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.