

UNOFFICIAL COPY

SPECIAL WARRANTY DEED  
Statutory (Illinois)  
(Company to Company)

Doc#: 2221742208 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/05/2022 03:49 PM Pg: 1 of 4  
  
Dec ID 20220801601837

Above  
Space for Recorder's use only

THIS AGREEMENT, made this 5<sup>th</sup> day of  
July, 2022, between **JVA MS CF**  
**I, LLC**, a Delaware limited liability company, a  
company created and existing under and by  
virtue of the laws of the State of Delaware and

duly authorized to transact business in the State of Illinois, a party of the first part, and **DB MIM I, LLC**, a Delaware  
limited liability company, of 40 Skokie Blvd., Suite 320, Northbrook, Illinois 60062, party of the second part,  
WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars in hand paid by the party of the  
second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN and  
CONVEY unto the party of the second part, and to its heirs and assigns, FOREVER, all the following described real  
estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit "A" attached hereto and incorporated herein.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise  
appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and  
all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity,  
of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD  
the said premises as above described, with the appurtenances, unto the party of the second part, its heirs and  
assigns forever.

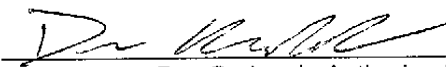
And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the  
party of the second part, its heirs and assigns, that it has not done or suffered to be done, anything whereby the  
said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited;  
and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it  
WILL WARRANT AND DEFEND, subject to:

Permanent Real Estate Number(s): 29-12-222-002-0000

Address(es) of real estate; 375 Calhoun Avenue, Calumet City, IL 60409

In Witness Whereof, said party of the first part has caused its name to be signed to these presents by its authorized officer  
on the day and year first written herein, this 5<sup>th</sup> day of July, 2022.

JVA MS CF I, LLC a Delaware limited liability company

By:   
Dan Bednyak, Authorized Signatory

# UNOFFICIAL COPY

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Dan Bednyak personally known to me to be the Authorized Signatory of JVA MS CF I, LLC a Delaware limited liability company personally known to me to be the to be officer, being duly sworn, and being authorized to do so pursuant to its bylaws or a resolution of its board of directors, executed subscribed and acknowledged the due execution of the foregoing instrument for the purposes therein contained, by signing the name of JVA MS CF I, LLC by himself/herself in his/her authorized capacity as such officer as his/her free and voluntary act and deed of JVA MS CF I, LLC .

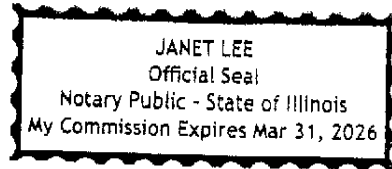
Given under my hand and official seal, this 5th day of July 2022  
Commission expires \_\_\_\_\_ 20\_\_



NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:  
Law Offices of Jay H Chie, PC  
2454 E. Dempster St., Suite 310  
Des Plaines, Illinois 60016

IMPRESS  
NOTARIAL SEAL  
HERE



EXEMPT UNDER PROVISIONS OF PARAGRAPH F,  
SECTION 31-45, PROPRTY TAX CODE

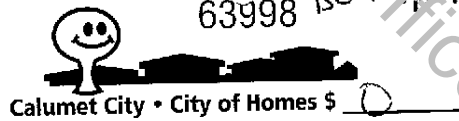
7-5-2022  
DATE

Dan Bednyak  
BUYER, SELLER OR REPRESENTATIVE

MAIL TO:  
DB MIM I, LLC  
40 SKOKIE BLVD. SUITE 320  
NORTHBOOK, IL. 60062  
OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

**REAL ESTATE TRANSFER TAX**

63998



SEND SUBSEQUENT TAX BILLS TO:  
DB MIM I, LLC  
40 SKOKIE BLVD. SUITE 320  
NORTHBOOK, IL. 60062

# UNOFFICIAL COPY

## EXHIBIT A

STREET ADDRESS: 375 CALHOUN AVENUE, CALUMET CITY, IL 60409

COUNTY: COOK

TAX PARCEL ID: 29-12-222-002-0000

LOT 29 IN BLOCK 7 IN CALUMET CITY SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE  
NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

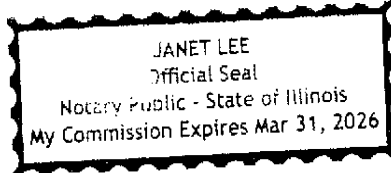
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7-5-2022

Signature: *Dan Bednyak*  
Grantor or Agent

Subscribed and sworn to before me  
By the said Dan Bednyak,  
Dated 7-5-2022



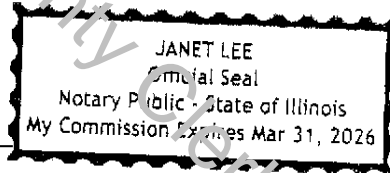
Notary Public *JL*

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 7-5-2022

Signature: *Dan Bednyak*  
Grantee or Agent

Subscribed and sworn to before me  
By the said Dan Bednyak,  
Dated 7-5-2022



Notary Public *JL*

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or Facsimile ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act).

**NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL**