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Doc#: 2221746009 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/05/2022 09:56 AM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220701685937
ST/CO Stamp 0-074-259-536 ST Tax \$385.00 CO Tax \$192.50
City Stamp 0-678-829-136 City Tax: \$4,042.50

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

2260003395 PC / JVA FOUR
THE GRANTOR, JVA FOUR, 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 GRANTEE, LANCE & MG CO., INC

- 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 303 Linden Rd N. Prospect Heights 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.

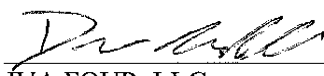
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-28-211-023-0000

Address of Real Estate: 4832 West Nelson Street, Chicago, IL 60641

Dated this 19th day of July, 2022

GRANTOR:



JVA FOUR, LLC
By: Dan Bednyak, Authorized Signatory

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EXHIBIT 'A'
Legal Description

LOT 17 IN BLOCK 3 IN HIELD'S, A SUBDIVISION OF BLOCKS 1 TO 6, BOTH INCLUSIVE, AND 9 TO 12, BOTH INCLUSIVE, IN FALCONER'S ADDITION TO CHICAGO, A SUBDIVISION OF THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED FEBRUARY 11, 1913, AS DOCUMENT NUMBER 5127933, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office