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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 60015

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:

ÍVA 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 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 Official Seal Notary Public - State of Illinois

My Commission Expires Mar 31, 2026

Phy Clory's Office

Given under my hand and notarial seal, this 19th day of July , 2022

Notary Jublic

Mail To:

Adrienne Shreffler, Esq. 4663 N. Milwaukee Ave. Chicago, IL 60606

Name and Address of Taxpayer:

Lance Ghosheh 4 & 32 W Nelson St Chicago (C 6064)

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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.

Droporty or Cook County Clark's Office