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Doc#: 2225121231 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2022 01:09 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20220801620429
ST/CO Stamp 0-762-636-880 ST Tax \$585.00 CO Tax \$292.50
City Stamp 1-891-768-912 City Tax: \$6,142.50

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

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, CHARLES JOLY, an unmarried man

- 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 2724 N. California Ave. 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 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: 13-25-131-013-0000

Address of Real Estate: 2835 North Albany Avenue, Chicago, IL 60618

Dated this 24th day of August, 2022

GRANTOR:



JVA FOUR, LLC
By: Dan Bednyak, Authorized Signatory

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EXHIBIT 'A'
Legal Description

LOT 34 IN BLOCK 3 IN STOREY AND ALLEN'S ADDITION TO CHICAGO BEING A
SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF
SECTION 25, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office