UNOFFICIAL CO 236C0034BKG Doc#. 2225121231 Fe

WARRANTY DEED ILLINOIS STATUTORY

Doc#. 2225121231 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 09/08/2022 01:09 PM Pg: 1 of 3

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

By: Dan Bednyak, Authorized Signatory

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 GRANTEF, CHARLES JOLY, MY WINDUILD MUN
☐ in FEE SIMPLE ☐ in JOINT TENANCY WITH RIGHT OF SURVIV ORSHIP, ☐ 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:
Dr Rille JVA FOUR, LLC

2225121231 Page: 2 of 3

UNOFFICIAL COPY

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 homester.

Given under my hand and notarial seal, this 24th day of August, 2022

JANET LEE Official Seal Notary Purlic - State of Illinots My Commission Expires Mar 31, 2026

My Clort's Office

Notary Public

Mail To:

Enrique Lipezker, Esq. 105 W Madison Suite 401 Chicago, IL 60602-4677

Name and Address of Taxpayer:

Charles Joly

2835 Norm Albany Ave

Chicago, FL year 18

2225121231 Page: 3 of 3

UNOFFICIAL COPY

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 Clark's Office