

WARRANTY DEED ILLINOIS STATUTORY

Date: 10/07/2022 01:32 PM Pg: 1 of 4

Dec ID 20220901649724

ST/CO Stamp 1-691-668-048 ST Tax \$532.00 CO Tax \$266.00

City Stamp 1-504-988-752 City Tax: \$5,586.00

Prepared By: Law Offices of Jay H. Chie P.C. 2454 E. Dempster 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 anc in consideration of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid,

CONVEYS and WARRANTS to GRANTER, ABEL VEGA, AND MARTHA CRSTILLO BEWITEZ. 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 5052 W. Wellington Avc 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 Exbloit "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: 13-28-213-022-0000 Address of Real Estate: 5052 West Wellington Avenue, Chicago, IL 60641 Dated this 28th day of September, 2022 **GRANTOR:**

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UNOFFICIAL COPY WITNESS the due execution hereof this 28th day of September , 2022

T> //	a allen		
JVA FOUR, LLC	Market Control of the		
By: Dan Bednyak, au	thorized signatory		
same person whose not the notary public and principal, for the uses undersigned withest a provider or a relative a health care facility is spouse of such parent foregoing power of at successor agent under	ned witness certifies that	e foregoing power of attorney, and the instrument as the free and elieve him or her to be of sound (a) the attending physician or a owner, operator, or relative of a resident; (c) a parent, sibling, are principal or any agent or success by blood, marriage, or adoptice	and voluntary act of the mind and memory. The mental health service an owner or operator of descendant, or any essor agent under the
Dated: 9-28-	-2022 CofC	Witness	<u></u>
State of Illinois)	The state of the s	
County of Cook) SS.	70	
•	,		
authorized signatory to known to me to be the appeared before me a acknowledged signing	notary public in and for the above for JVA FOUR, LLC e same person whose name is subseted the witness(es) (Park 1) g and delivering the instrument as to forth (, and certified to the correctness)	oribed as principal to the forego (and	ing power of attorney,) in person and principal, for the uses and
Dated: 9-2	8-2022		
		Notary Public	
My commission ex	pires	JANET LEE Official Seal Notary Public - State of Hillings My Commission Expires Mar 31, 20	126

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STATE OF ILLI	NOIS)
) ss.
COUNTY OF	_COOK)
THAT Dan Bedr the same person v in person, and ack voluntary act, for of homestead.	yak, author whose name i nowledged to the uses and	ized signatory for JVA FOUR, LLC, personally known to me to be s subscribed to the foregoing instrument, appeared before me this day hat it signed, sealed and delivered the said instrument as their free and purposes therein set forth, including the release and waiver of the right
Given under my by	and and notar	ial seal, this 28-th day of September, 2022
Mail To: Beatriz Betancour 2457 N Milwauke Chicago, IL 60647	olic t, Esq.	JANET LEE Official Seal Notary i unite - State of Illinois My Commission Arires Mar 31, 2026
Name and Addres	s of Taxpay	er:
Abel Vega and 5052 Wi Chulago	est Wel	er: Castillo Benitez. Chigton Avenue 201041

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EXHIBIT 'A' Legal Description

THE WEST 30.25 FEET OF THE EAST 60.50 FEET OF LOT 6 IN BLOCK 12 IN HEILDS SUBDIVISION OF BLOCKS 1, 2, 3, 4, 5, 6, 9, 10, 11 AND 12 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, IN COOK COUNTY, ILLINOIS.

Proberty of Cook County Clark's Office