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Doc#: 2228046058 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
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

WARRANTY DEED ILLINOIS STATUTORY

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, ABEL VEGA, AND MARTHA CASTILLO BENITEZ,
HUSBAND AND WIFE

- 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 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.

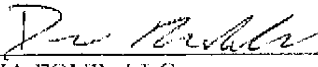
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 13-28-213-022-0000

Address of Real Estate: 5052 West Wellington Avenue, Chicago, IL 60641

Dated this 28th day of September, 2022

GRANTOR:


JVA FOUR, LLC
By: Dan Bednyak, Authorized Signatory

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EXHIBIT 'A'
Legal Description

THE WEST 30.25 FEET OF THE EAST 60.50 FEET OF LOT 6 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.

Property of Cook County Clerk's Office