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Doc#: 2229942078 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/26/2022 03:11 PM Pg: 1 of 3

WARRANTY DEED ILLINOIS STATUTORY

Dec ID 20221001661591
ST/CO Stamp 0-222-974-288 ST Tax \$210.00 CO Tax \$105.00

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

22CC0003429PK

THE GRANTOR, JVA THREE, 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 GRANTEEES, DENISE DUNCAN AND DEBRA DONALY,

- 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 4217 Arlington Dr Richton Park 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.

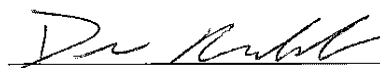
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Index Number: 28-34-308-015-0000

Address of Real Estate: 18040 Baker Avenue, Country Club Hills, IL 60478

Dated this 10th day of October, 2022

GRANTOR:



JVA THREE, LLC
By: Dan Bednyak, Authorized Signatory



NO. 22-307
100.00 Baker
10.14.22
\$ 105.00

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EXHIBIT 'A' Legal Description

Lot 117 in J. E. Merrion's Country Club Hills First Addition, a Subdivision of the Southeast 1/4 of the Northwest 1/4 (Except the East 50 feet of the South 165 feet thereof) and the East 1/2 of the Southwest 1/4 (Except the East 50 feet thereof and except the West 262 feet of the South 450 feet thereof) of Section 34, Township 36 North, Range 13, East of the Third Principal Meridian; according to the Plat thereof recorded September 26, 1956 as Document 16709687, in Cook County, Illinois.

Property of Cook County Clerk's Office