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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

Dec ID 20221001661591

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

WARRANTY DEED
ILLINOIS STATUTORY

Prepared Py:

Law Offices of Jay H. Chie P.C. 2454 E. Dempster St., Suite 310

Des Plaines, IL 62516

22GC0003429PK

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 GRANTEES, 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 S are 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:

By: Dan Bednyak, Authorized Signatory

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STATE OF ILLINOI	(S)) ss.				
COUNTY OFCO	,				
I, the undersign THAT Dan Bednyak the same person whose in person, and acknow voluntary act, for the upof homestead.	e name is subscri ledged that it sign	natory for JVA bed to the foreg ned, sealed and	THREE, LL oing instrum- delivered the	.C, personally kneent, appeared before said instrument	own to me to be fore me this day as their free and
Given under my hand	and notarial seal, t	his <u>loth</u>	day of	October	_, 2022
Notary Public		JANET LEE Official Seal	si.		
Mail To:		Public - State of Illine ission Expires Ma 3°,			
Denise Dunce Debra Dona 18040 Bakor					
County Club F Name and Address of	h lls IL 604 f Taxpayer:	78			
Denise Dunc	on t			15	
Debra Don 18040 Bake	aly 1 An			750/5/	
County (10	b Hills 10	_ 604 18		C	Ö

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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 Clark's Office