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**QUIT CLAIM DEED**  
(Joint Tenants to LLC)

Doc#: 0400749116  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 01/07/2004 10:46 AM Pg: 1 of 3

GRANTORS, Dragomir Djekic and Lilian Djekic, husband and wife, as joint tenants, of 1735 W. Peterson, City of Chicago, County of Cook, State of Illinois, for and in consideration of TEN DOLLARS (\$10.00), and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, **4453-59 W. DIVERSEY, LLC**, an Illinois Limited Liability Company, whose address is 1735 W. Peterson Avenue, City of Chicago, County of Cook, State of Illinois, **IN FEE SIMPLE**, all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

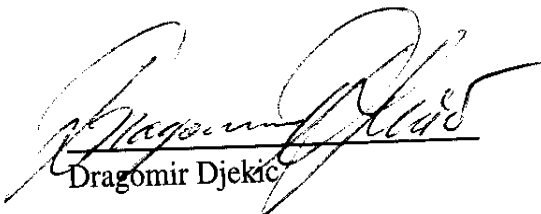
LOTS 21, 22 AND 23 IN BLOCK 1 IN S. HAYES' KELVYN GROVE ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

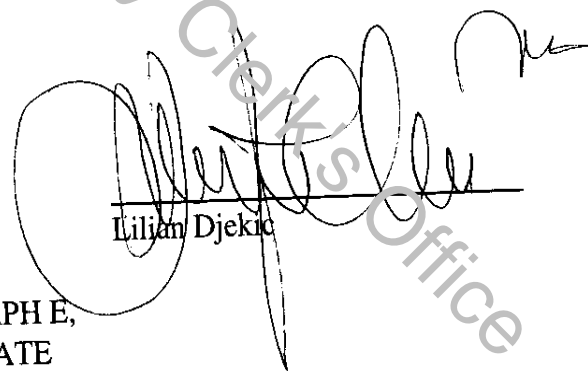
**PERMANENT INDEX NUMBER:** 13-27-303-001-0000  
**PROPERTY ADDRESS:** 4453 West Diversey, Chicago, Illinois 60639.

**SUBJECT TO:** (1) General real estate taxes for the year 2003 and subsequent years; and (2) Covenants, conditions and restrictions of record.

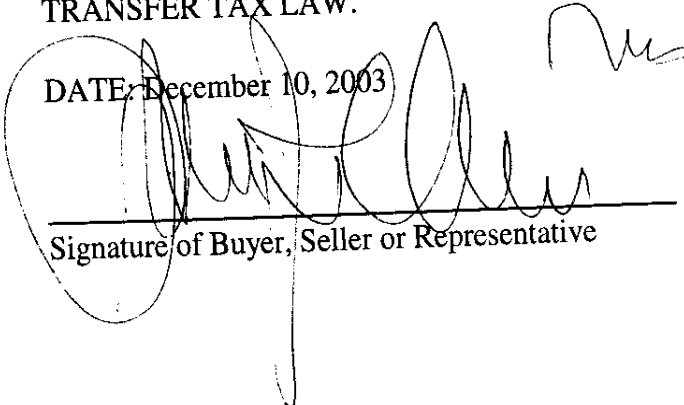
Hereby releasing and waiving all rights under and by virtue of Homestead Exemption Laws of the State of Illinois.

DATED: December 10, 2003

  
Dragomir Djekic

  
Lilian Djekic

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW.

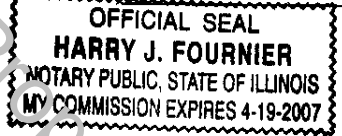
DATE: December 10, 2003  
  
Signature of Buyer, Seller or Representative

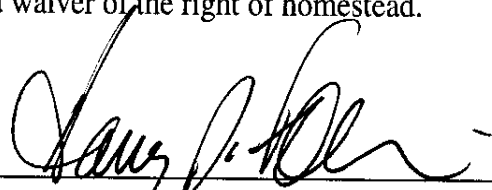
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STATE OF ILLINOIS )  
COUNTY OF DUPAGE)

I the undersigned, Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Dragomir Djekic and Lilian Djekic, on behalf of themselves, personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they 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 homestead.

Given under my hand and seal m 12/10/03



  
\_\_\_\_\_  
NOTARY PUBLIC

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**Prepared By:** Harry J. Fournier Esq.  
FOURNIER LAW FIRM, LTD.  
2210 Midwest Road, Suite 212  
Oak Brook, Illinois 60523-8205

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**Mail To:**  
Harry J. Fournier, Esq.  
2210 Midwest Road, Suite 212  
Oak Brook, Illinois 60523-8205

**Send Subsequent Tax Bills To:**  
Dr. Lillian Djekic  
4453-59 W. DIVERSEY, LLC  
1735 W. Peterson Avenue  
Chicago, Illinois 60640

Cook County Clerk's Office

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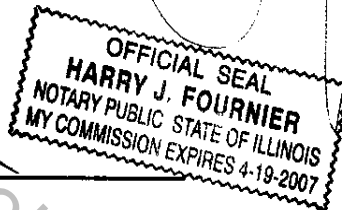
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12/10/03

Signature [Handwritten Signature]  
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantor  
THIS 10 DAY OF December  
2003



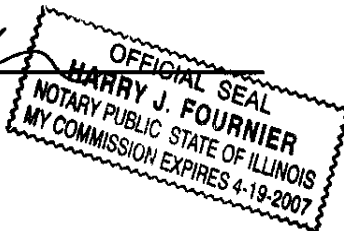
NOTARY PUBLIC [Handwritten Signature]

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 12/10/03

Signature [Handwritten Signature]  
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID Grantee  
THIS 10 DAY OF December  
2003



NOTARY PUBLIC [Handwritten Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]