



Doc#: 0416022194
Eugene "Gene" Moore Fee: \$30.50
Cook County Recorder of Deeds
Date: 06/08/2004 03:54 PM Pg: 1 of 4

This document prepared by (and after recording return to):
Name: William J Friedeberg,
Firm/Company: WJ FRIEDEBERG, ESQ
Address: 76 Craigmoor Road
Address 2:
City, State, Zip: West Hartford CT 06107
Phone: 860-232-5421



-----Above This Line Reserved For Official Use Only-----

13-19-331-076-0000
(Parcel Identification Number)

QUITCLAIM DEED

THE GRANTOR(S), BEN KAPLAN of the Town of Northbrook, County of Cook, and State of Illinois and JOSHUA S. BERMAN, of the Town of Portland, County of Multnomah, and State of Oregon, two individuals, X married unmarried, , for valuable consideration of ten dollars (\$10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, do hereby convey and quitclaim, unto JSB PROPERTIES, LLP, a Limited Liability Partnership organized under the state laws of Illinois, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the County of Cook, , State of Illinois, to-wit:

LOT 27 (EXCEPT THE EAST 19 FEET THEREOF) AND LOT 28 IN BLOCK 2 IN EMMA E. NIRISON'S SUBDIVISION OF THE EAST 328 3 FEET OF THE SOUTH 1/2 OF THE WEST 10 CHAINS OF THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 19, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number: 13-19-331-076-0000
Address of Real Estate: 6942-44 W. Belmont Avenue, Chicago, Illinois

SUBJECT to: General real estate taxes for the year 2003/2004, all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

Grantors hereby release and waive all rights under and by virtue of the Homestead Laws of the State of Illinois.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereunto belonging.

5/16/04
P4
SND
MYEJ

UNOFFICIAL COPY

WITNESS Grantors hand(s) this the 22 day of March, 2004.

BEN KAPLAN
Grantor
BEN KAPLAN

X JOSHUA S. BERMAN
Grantor
JOSHUA S. BERMAN

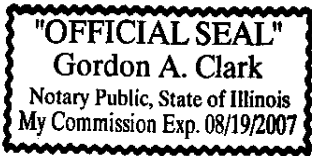
STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT BEN KAPLAN personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this the 22 day of MARCH, 2004.

Gordon A. Clark
Notary Public

(SEAL)



GORDON A. CLARK
Print Name

3054

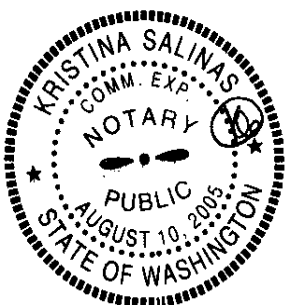
STATE OF OREGON / Washington
COUNTY OF MULTNOMAH

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT JOSHUA S. BERMAN personally known to me to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 notarial seal this the 2 day of April, 2004.

Kristina Salinas
Notary Public

(SEAL)



KRISTINA SALINAS
Print Name

UNOFFICIAL COPY

COOK COUNTY- ILLINOIS TRANSFER STAMPS - **EXEMPT**

No Consideration - Q.C.

EXEMPT UNDER PROVISIONS OF PARAGRAPH _____ SECTION 4, REAL ESTATE TRANSFER ACT.

DATE: 4/11/2004

William J. Friedberg
Buyer, Seller or Representative

Grantor(s) Name, Address, phone.

Ben Kaplan
2355 Chelsea Road
Northbrook, IL 60062

&

Joshua S. Berman
1869 River Square
Portland, OR 97201

Telephone: 847-715-4395

Grantee(s) Name, Address, phone:

JSB Properties, LLP
2355 Chelsea Road
Northbrook, IL 60062

Telephone: 847-715-4395

SEND TAX STATEMENTS TO GRANTEE

Property of Cook County Clerk's Office

UNOFFICIAL COPY

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 May 16, 2004

Signature: William J. Friedberg

KIMBERLY M. GASSETT
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2008

Subscribed and sworn to before me
by the said William J. Friedberg
this 18th day of May, 2004
Notary Public Kimberly M. Gassett

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.

Dated May 16, 2004

Signature: William J. Friedberg
Grantee or Agent

KIMBERLY M. GASSETT
NOTARY PUBLIC
MY COMMISSION EXPIRES AUG. 31, 2008

Subscribed and sworn to before me
by the said William J. Friedberg
this 18th day of May, 2004
Notary Public Kimberly M. Gassett

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.

(Attached to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

Revised 10/02-cp

bt
-lbt