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Doc#: 1125622080 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/13/2011 03:15 PM Pg: 1 of 3

QUIT CLAIM DEED

GRANTOR(S),

**Jason Vondrachek and
Andrew Benson,**

for and in consideration of Ten Dollars
(\$10.00) and other good and valuable
consideration in hand paid,

CONVEY and QUIT CLAIM to the GRANTEE,

Victor Benson Capital LLC; VB Fund II, an Illinois Limited Liability Company, the following described real estate situated in the County of **Cook**, in the State of Illinois, to wit:

**LOT 47 (EXCEPT THE EAST 26 FEET THEREOF) IN MARSHALL'S
SUBDIVISION OF LOT 4 IN COUNTY CLERK'S DIVISION OF PART OF THE
SOUTHWEST FRACTIONAL ¼ OF FRACTIONAL SECTION 30, TOWNSHIP
40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH
OF THE INDIAN BOUNDARY LINE IN COOK COUNTY ILLINOIS**

COMMONLY KNOWN AS: 2065 Jarvis, Chicago, IL 60645

PERMANENT INDEX NUMBER: 11-30-317-007-0000

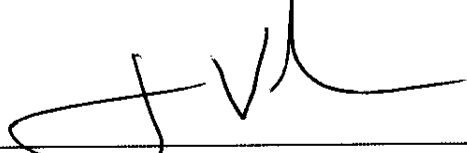
THIS IS NOT HOMESTEAD PROPERTY FOR SELLERS

SUBJECT TO: General real estate taxes incurred on the property but not yet due and payable, special assessments confirmed after the Sales Contract date, building line and use or occupancy restrictions, conditions and covenants of record, zoning laws and ordinances, easements for public utility, drainage ditches, feeders, laterals, drain tile, pipe or other conduit.

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

DATED:

9/8/11


Jason Vondrachek

9/8/11


Andrew Benson

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State of Illinois)
County of) ss I, the undersigned, a Notary Public in and for the County
and State afore said

DO HEREBY CERTIFY THAT Jason Vondrachek and Andrew
Benson,

Personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in
person, and acknowledged the he/she signed, sealed, and delivered the
said instrument as his/her free and voluntary act, for the uses and
purposes herein set forth

Given under my hand and official seal, this 8th day of September
2010.

Tessa Wendling (SEAL)
Notary Public

COUNTY – ILLINOIS TRANSFER STAMPS
EXEMPT UNDER PROVISIONS OF PARAGRAPH
“E”, SECTION 4, REAL ESTATE TRANSFER ACT.



Subsequent tax bills to:

Return to and Prepared by: Lattas Law; 2220 West North Avenue, Chicago, Illinois
60647

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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 grantor shown on the deed, assignment of beneficial interest in and 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, 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 9/8/11

Signature [Signature]
Grantor or Agent

Dated 9/8/11

Signature [Signature]
Grantor or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature] THIS 8^m DAY OF September, 2011.

NOTARY PUBLIC [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 and 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, 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 9/8/11

Signature [Signature]
Grantee or Agent

Dated 9/8/11

Signature [Signature]
Grantee or Agent

SUBSCRIBED AND SWORN TO BEFORE ME BY THE SAID [Signature] THIS 8^m DAY OF September, 2011.

NOTARY PUBLIC [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, exempt under provisions of Section 4 of the Real Estate Transfer Tax Act.)