



**Quit Claim Deed**  
Statutory (Illinois)  
Corporation to Corporation

Doc#: 1407129030 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/12/2014 10:47 AM Pg: 1 of 3

The GRANTOR, **JDB PROPERTIES LLC**, an Illinois limited liability company,

a limited liability company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten & 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Members of said limited liability company, CONVEYS and QUIT CLAIMS to

**JDB PROPERTIES LLC - IRVING PARK 07 SERIES**, an Illinois series limited liability company of 5059 W. Winnemac Ave., Chicago, Illinois 60630,

a series limited liability company created and existing under and by virtue of the Laws of the State of Illinois, all interest in the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Lot 1 and 2 in Block 1 in H.C. Buechner's Subdivision of Block 1 in the Subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, (except the Southwest 1/4 of the Northeast 1/4 and the Southeast 1/4 of the Northwest 1/4 and the East 1/2 of the Southeast 1/4 thereof), lying West of a line 50 feet West of and parallel with the West line of said Section 19, in Cook County, Illinois.

Exempt under provisions of Paragraph E  
Section 4, of the Real Estate Transfer Tax Act.

I hereby declare that the attached deed represents a transaction exempt from taxation under the Chicago Transaction Tax Ordinance by paragraph(s) E of Section 200.1-2B6 of said Ordinance.

2-20-14 [Signature]  
Date Attorney Representative

2-20-14 [Signature]  
Date Buyer, Seller or Representative

SUBJECT TO: General real estate taxes for 2013 and subsequent years.

Permanent Real Estate Index Number(s): 14-19-208-020-0000

Address(es) of Real Estate: 3952-56 N. Ashland Ave., Chicago, Illinois 60613

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Member/Manager, this 20th day of February, 2014.

City of Chicago  
Dept. of Finance  
**662545**



Real Estate  
Transfer  
Stamp  
**\$0.00**

JDB Properties LLC, an Illinois limited liability company

By: [Signature]  
John Nannini, Member/Manager

# UNOFFICIAL COPY

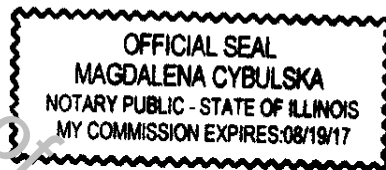
State of Illinois )  
                          )       ss.  
County of Cook    )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JOHN NANNINI, personally known to me to be the Member/Manager of JDB PROPERTIES LLC, an Illinois limited liability company, and 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 that as such Member/Manager, he signed and delivered the said instrument pursuant to authority given by said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth

Given under my hand and seal, this 2<sup>nd</sup> day of February, 2014.

Commission expires: 8-19-17

Magdalena Cybulka  
Notary Public



This instrument prepared by: Law Offices of Kulas & Kulas, P.C., 2329 W. Chicago Ave., Chicago, Illinois 60622

Property of Cook County Clerk's Office

Mail to:

Law Offices of Kulas & Kulas, P.C.  
2329 W. Chicago Ave.  
Chicago, Illinois 60622

Send subsequent tax bills to:

JDB Properties LLC – Irving Park 07 Series  
5059 W. Winnemac Ave.  
Chicago, Illinois 60630


# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

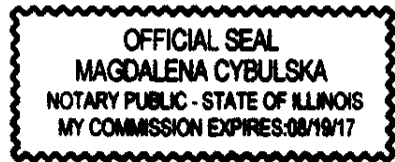
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: Feb. 20, 2014

Signature: \_\_\_\_\_

  
Grantor or Agent

Subscribed and sworn to before me by the said Grantor/Agent this 20th day of February, 2014.



Notary Public Magdalena Cybulska

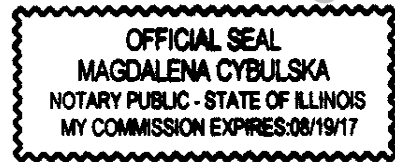
The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: Feb. 20, 2014

Signature: \_\_\_\_\_

  
Grantee or Agent

Subscribed and sworn to before me by the said Grantee/Agent this 20th day of February, 2014.



Notary Public Magdalena Cybulska

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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)