### **UNOFFICIAL COPY**



This document prepared by (and after recording 1533750006 Fee: \$48.00 return to); RHSP Fee:\$9.00 RPRF Fee: \$1.00 Name: Ronald S. Osimani Affidavit Fee: \$2.00 Firm/Company: Boiko & Osimani, P.C. Karen A. Yarbrough Address: 3447 N. Lincoln Ave. Cook County Recorder of Deeds Address 2: 1st Floor Date: 12/03/2015 10:46 AM Pg: 1 of 6 City, State, Zip: Chicago, IL 60657 Phone: (773) 296-6100 ---Above This Line Reserved For Official Use Only-----13-34-219-023-0000 (Parcel Identification Number)

#### **QUITCLAIM DEED**

(Corporation to Corporation)

#### KNOW ALL MEN BY THESE PRESENTS THAT:

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, **BRENT J. YOUNG AND DINA BENADON**, of 2894 Rowena Ave, 2<sup>nd</sup> Floor, Los Angeles, CA 90039, hereinafter referred to as "Grantor", does hereby convey and quitclaim unto **WBD Restorations, LLC, A California Limited Liability Company**, hereinafter "Grantee", the following lands and property, together with all improvements located thereon, lying in the County of Cook, State of Illinois, to-wit:

LOT 48 IN BLOCK 1 IN HARTLEYS ADDITION TO PELINCCK, A SUBDIVISION OF THE EAST ½ OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Real Estate Address: 2156 N. TRIPP AVE., CHICAGO, ILLINOIS 60639

# **UNOFFICIAL COPY**

IN WITNESS WHEREOF, this deed was execut	ed by the undersigned on this the day of
LOVEMBER, 2013. 2015 7	
BY:	ENT J. YOUNG AND DINA BENADON
STATE OF California  COUNTY OF Las Angoles	
The foregoing instrur.en. was acknowledged before me the by Fach Witt, Not in the of officer or agent, title BENADON (name of corporation acknowledging) a Corporation, on behalf of the corporation.  RACHEL MINTZ NOTARY PUBLIC - CALIFORNIA LOS ANGELES COUNTY COMMISSION # 1977848 MY COMM. EXPIRES MAY 11, 2016  My Commission Expires:	nis day of November, 2017 of officer or agent) of BRENT J. YOUNG AND DINA alignment (state or place of incorporation)  Notary Public Printed Name: Lawled Minton
May 11,2016	·O
COUNTY – ILLINOIS TRANSFER STAMPS	4hx,
EXEMPT UNDER PROVISIONS OF PARAGRAESTATE TRANSFER ACT.  DATE: 11/23/2015	SECTION 4, REAL
	Buyer, Seller or Representative  ATTORNEY FOR SELENZ
Grantor(s) Name & Address:  BRENT J. YOUNG AND DINA BENADON 2156 N Tripp Avenue Chicago, IL 60639	Grantee Name, Address, phone: WDB Restorations, LLC 2894 Rowena Avenue, 2 <sup>nd</sup> Floor Los Angeles, CA 90039 (323) 663-7878

SEND TAX STATEMENTS TO GRANTEE

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### **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.

Subscribed and sworn to before me By the said	, 20 (	/ // /// / / · · ·
Subscribed and sworn to before me By the said	Sig	
By the said		\ Grantor or Agent
By the said	0.0	V
By the said	Subscribed and sworn to before me	
Notary Public  November Agent  Notary Public  Notarity Public  N	By the said Ding Bengdon Grent Yang	RACHEL MINITZ
Notary Public  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 title to real estate under the laws of the State of Illinois.  Date		- NOTABLE DISTRICT OF 18 18 18 18 18 18 18 18 18 18 18 18 18
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 title to real estate under the laws of the State of Illinois.  Date		E LOS ANGELES COUNTY
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 title to real estate under the laws of the State of Illinois.  Date	Notary Public	
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.  Date		
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.  Date	The grantee or his agent affirms and verifies that the	te name of the granton shows on the 1-1
partnership 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.  Date	assignment of beneficial interest in a land trust is dit	have a natural name of the grantee shown on the geed of
Pattership authorized to do business or acquire and hold tide 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.  Date	foreign corneration authorized to do business	a natural person, an Illinois corporation or
Pattership authorized to do business or acquire and hold tide 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.  Date	portnership outhorized to do business or acq	ung and hold title to real estate in Illinois, a
State of Illinois.  Date	partitions authorized to do business or acquire and h	Old tille to real estate in Illimais an as
Date November 6, 2015  Signature: Grantee or Agent  Subscribed and sworn to before me  By the said Dina Blaadon	recognized as a person and authorized to do business of	r acquire title to real estate under the laws of the
Signature:  Grantee or Agent  Subscribed and sworn to before me  By the said Dina Benadon	State of Illinois.	The state and the laws of the
Signature:  Grantee or Agent  Subscribed and sworn to before me  By the said Dina Benadon		
Signature:  Grantee or Agent  Subscribed and sworn to before me  By the said Dina Benadon	Date NOVEMBER 10 2015	
Subscribed and sworn to before me  By the said Dina Benadon		
Subscribed and sworn to before me  By the said Dina Benadon		
Subscribed and sworn to before me  By the said Dina Benadon	Signat	ure: Dink
Subscribed and sworn to before me  By the said Dina Benadon	-	
By the said Dina Benadon		prantee of Agent
By the said Dina Benadon	Subscribed and sworn to before me	10
Thin I a 1 C A A A A A		
This 6, day of November, 20 15		
Notary Public	Notary Public	
Note: Any person who knowingly submits a false statement comment and the statement a	Note: Any person who knowingly submits a falsa states	mont community, Al. 11 st
Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdementor for the first offer.	be quilty of a Class C misdementar for the first scale	ment 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.	Sarry of a Chass C insocincation for the list offense	and of a Class A misdemeanor for subsequent

(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.)



MILLIEMBON /

Dated



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## **UNOFFICIAL COPY**

A notary public or other officer completing this certificate verifies of document to which this certificate is attached, and not the truthful	
State of California County of Los Angeles	s.s.
Subscribed and sworn to (or affirmed) before me on	this day of
20 (S. by Dine Benado	and
Numer (3 oug	int (43)
Nanka segira uz i	_, proved to me on the basis of
satisfactory evidence to be the person(s) who appea	ared before me.
ion of torrequired information (Notice Notice Statements)  ———————————————————————————————————	ld provent fram ident removal and realtachment of
Description of Attached Document	Additional Information
he certificate is attached to a document titled/for the purpose of	Method of Affiant Identification
Statement by	Proved to me on the basis o. satis actory evidence:  form(s) of identification crediule witness(es)
3,	Notarial avent is detailed in notary journ 3 av
grandor and	Notarial event is detailed in notary journ # ਣਾ :
granter and	Page # Entry #
Statement by grander and grantee	
granter and granter  granter  containing pages, and dated	Page # Entry #

1533750006 Page: 5 of 6

# **UNOFFICIAL COPY**

California Jurat C  A notary public or other officer completing this certificate verifies	
document to which this certificate is attached, and not the truthful	-
State of California	1. 15 · · · ·
Arales	S.S.
County of Los Avgues	ēģ.
	n this 6 day of November
Subscribed and sworn to (or affirmed) before me or	this day of
of Diagram	
20 (5), by (17 (4) (5) A (4) (7)	) and
Open ale 1800	,
17/47 (00 g	, proved to me on the basis of
reaction (III et al.)	
satisfactory evidence to be the person(§) who appe	ared before me.
	MINTZ
	RACHEL MINTZ NOTARY PUBLIC - CALIFORNIA NOTARY PUBLIC - CALIFORNIA
cognition of the cognition	NOTARY PUBLIC COUNTY LOS ANGELES COUNTY LOS ANGELES COUNTY COMMISSION # 1977848 COMMISSION # 1977848
Factivities in appendicular en la part No. 4 a y No. 3 y Gopen en vienten de la contra	MY COMM. EXPIRES WAT 117
	Seat Seat
OPTIONAL INFORM Afficulate the information in this section is not required by law, it co	
this jural to an unsuthorized document and may prove usoful to pe	
Description of Attached Document	Addisignal Information
he certificate is attached to a document titled/for the purpose of	Method of Affiant Identification
	Proved to me on the basis of satisfactory evidence:
Statement by granter ond grantee	form(s) of identification (c.ed.) witness(es)
and grantee	C
a j · · · ·	Notarial event is detailed in notary journ (L.V.):
	Page # Entry #
	Notary contact:
ontaining pages, and dated	Other
	Affiant(s) Thumbprint(s) Describe.

### **UNOFFICIAL COPY**

# CALIFORNIA ALL- PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California	}
County of bs Angeles	_ }
On November 6,2015 before me,	Rubel Mintz, Notary, Public
personally appeared then + J	Yours Dina Benadon,
who proved to me on the basis of satis	factory evidence to be the person(s) whose instrument and acknowledged to me that
he/she/they executed the same in his/h	ner their authorized capacity(ies), and that by
hie/her/(heir signature (s)) on the instrum which the person (s) acted, executed to	nent the person(s), or the entity upon behalf of
which the personas acted, execute 1.1	A modulient.
<del>"</del>	Y unrier he laws of the State of California that
the foregoing paragraph is true and co	rrect.
WITNESS my hand and official seal.	RACHEL MINTZ
	IUTARY PUBLIC - CALIFORNIA LCS AN SELES COUNTY COMMISSION # 1977848
Notary Public Signature (N	NY COMM. FAPIOES MAY 11, 2016
· · · · · · · · · · · · · · · · · · ·	•
ADDITIONAL OPTIONAL INFORMAT	INSTRUCTIONS FOR CCMPLETING THIS FORM  This form complies with current Californie statutes regarding notary wording and
DESCRIPTION OF THE ATTACHED DOCUMENT	if needed, should be completed and attached to the accument. Acknowledgments
aritdajn deed	from other states may be completed for documents Fur <sub>5</sub> sent to that state so long as the wording does not require the California notary law.
(Title or description of attached document)	<ul> <li>State and County information must be the State and County where the documen signer(s) personally appeared before the notary public for a km wledgment.</li> </ul>
(Title or description of attached document continued)	<ul> <li>Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.</li> </ul>
Number of Pages Document Date	<ul> <li>The notary public must print his or her name as it appears within his or he commission followed by a comma and then your title (notary public).</li> <li>Print the name(s) of document signer(s) who personally appear at the time of</li> </ul>
	notarization.
CAPACITY CLAIMED BY THE SIGNER	<ul> <li>Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/they- is /are ) or circling the correct forms. Failure to correctly indicate this</li> </ul>
☐ Individual (s)☐ Corporate Officer	<ul> <li>information may lead to rejection of document recording.</li> <li>The notary seal impression must be clear and photographically reproducible</li> </ul>
	Impression must not cover text or lines. If seal impression smudges, re-scal if a
(Title) □ Partner(s)	<ul> <li>sufficient area permits, otherwise complete a different acknowledgment form.</li> <li>Signature of the notary public must match the signature on file with the office o</li> </ul>
☐ Attorney-in-Fact	the county clerk.  Additional information is not required but could help to ensure thi
☐ Trustee(s)	acknowledgment is not misused or attached to a different document.
Other	<ul> <li>Indicate title or type of attached document, number of pages and date.</li> <li>Indicate the capacity claimed by the signer. If the claimed capacity is a</li> </ul>
	corporate officer, indicate the title (i.e. CEO, CFO, Secretary).

2015 version www.NotaryClasses.com 600-873-9865

• Securely attach this document to the signed document with a staple.