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This document prepared by (and after recording return to):)
 Name: Ronald S. Osimani)
 Firm/Company: Boiko & Osimani, P.C.)
 Address: 3447 N. Lincoln Ave.)
 Address 2: 1st Floor)
 City, State, Zip: Chicago, IL 60657)
 Phone: (773) 296-6100)
)
)
)

Doc#: 1533750006 Fee: \$48.00
 RHSP Fee:\$9.00 RPRF Fee: \$1.00
 Affidavit Fee: \$2.00
 Karen A. Yarbrough
 Cook County Recorder of Deeds
 Date: 12/03/2015 10:46 AM Pg: 1 of 6

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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, 2nd 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 PENNOCK, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 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**

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IN WITNESS WHEREOF, this deed was executed by the undersigned on this the 6 day of NOVEMBER, 2015.

BRENT J. YOUNG AND DINA BENADON

[Handwritten signatures of Brent J. Young and Dina Benadon]
BY: _____
TITLE: _____

STATE OF California

COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 6 day of November, 2015 AM by Rachel Mintz, Notary Public (name of officer or agent, title of officer or agent) of **BRENT J. YOUNG AND DINA BENADON** (name of corporation acknowledging) a California (state or place of incorporation) corporation, on behalf of the corporation.



[Handwritten signature of Rachel Mintz]
Notary Public
Printed Name: Rachel Mintz

My Commission Expires:
May 11, 2016

COUNTY - ILLINOIS TRANSFER STAMPS

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

DATE: 11/23/2015

[Handwritten signature]
Buyer, Seller or Representative
ATTORNEY FOR SELLER

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, 2nd Floor
Los Angeles, CA 90039
(323) 663-7878

SEND TAX STATEMENTS TO GRANTEE

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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 NOVEMBER 6, 2015

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
By the said Dina Benador Grant Young
This 6, day of November, 2015
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 title to real estate under the laws of the State of Illinois.

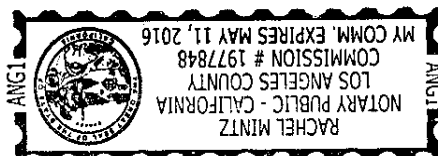
Date NOVEMBER 6, 2015

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me
By the said Dina Benador
This 6, day of November, 2015
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.)



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California Jurat Certificate

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 Los Angeles


S.S.

Subscribed and sworn to (or affirmed) before me on this 6th day of November

20 15, by Dina Beradon and

_____, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.





Notary Public

State

OPTIONAL INFORMATION

Although the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this seal to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Statement by grantor and grantee

containing _____ pages, and dated _____

Additional Information

Method of Affiant Identification

Proved to me on the basis of satisfactory evidence:
 form(s) of identification credible witness(es)

Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____

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California Jurat Certificate

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 Los Angeles

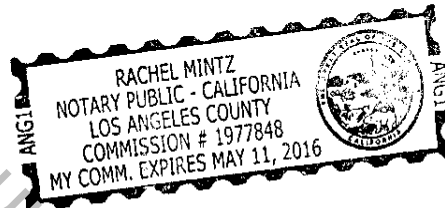
s.s.

Subscribed and sworn to (or affirmed) before me on this 6th day of November,
2015, by Dina Benadon and Brent Long, proved to me on the basis of

satisfactory evidence to be the person(s) who appeared before me.



Notary Public



My Comm. Expires on _____, My Exp. Date _____

s.s.

OPTIONAL INFORMATION

Affixing the information in this section is not required by law, it could prevent fraudulent removal and reattachment of this jurat to an unauthorized document and may prove useful to persons relying on the attached document.

Description of Attached Document

The certificate is attached to a document titled/for the purpose of

Statement by grantor and grantee

containing _____ pages, and dated _____

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Notarial event is detailed in notary journal on:

Page # _____ Entry # _____

Notary contact: _____

Other

Affiant(s) Thumbprint(s) Describe: _____

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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 Los Angeles }

On November 6, 2015 before me, Rachel Mintz, Notary Public
(Here insert name and title of the officer)

personally appeared Brent J. Young, Dina Bernadon,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

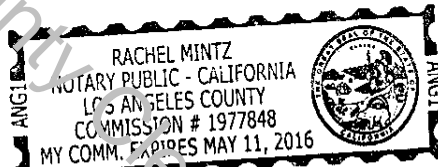
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Notary Public Signature

(Notary Public Seal)



ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT
Quitclaim deed
(Title or description of attached document)

(Title or description of attached document continued)

Number of Pages _____ Document Date _____

CAPACITY CLAIMED BY THE SIGNER

- Individual (s)
- Corporate Officer
_____ (Title)
- Partner(s)
- Attorney-in-Fact
- Trustee(s)
- Other _____

INSTRUCTIONS FOR COMPLETING THIS FORM

This form complies with current California statutes regarding notary wording and, if needed, should be completed and attached to the document. Acknowledgments from other states may be completed for documents being sent to that state so long as the wording does not require the California notary to violate California notary law.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for a acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- 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 information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
 - ❖ Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
 - ❖ Indicate title or type of attached document, number of pages and date.
 - ❖ Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document with a staple.