

# UNOFFICIAL COPY

## QUITCLAIM DEED

### THE GRANTOR

DB MIM I LLC, a Delaware limited liability company, of 27 N. Wacker Dr., Ste. 435, Chicago, Illinois 60606 for and in consideration of ten dollars (\$10.00) and other good and valuable considerations in hand paid by Grantee the receipt of which is hereby acknowledged, CONVEYS and QUIT CLAIMS, without warranty of title, to



Doc# 2105647025 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/25/2021 10:27 AM PG: 1 OF 3

JVA IL, LLC  
27 N. Wacker Dr., Ste 435  
Chicago, Illinois 60606

all its right, title and interest, if any, in the following real estate situated in Cook County, Illinois, commonly known as (1) 2940 W Wilcox St, Chicago, IL 60612; (2) ~~9622 S Wentworth Ave, Chicago, IL 60628~~; (3) ~~8141 S Avalon Ave, Chicago, IL 60619~~; (4) ~~1765 W 99th St, Chicago, IL 60620~~; (5) ~~8822 S Wallace Street, Chicago, IL 60620~~; and (6) ~~1704 W 101st St, Chicago, IL 60643~~, legally described as:

(See Exhibit A for legal descriptions)

Permanent Index Numbers (PIN): 16-13-108-030-0000; 25-09-211-033-0000; 20-35-217-012-0000; 25-06-220-001-0000; 25-04-111-044-0000; and 25-07-411-043-0000

DATED this 7<sup>th</sup> day of December, 2020

PLEASE  
PRINT OR  
TYPE NAME  
BELOW  
SIGNATURES

DB MIM I LLC

By:

Name: Eric Vassilatos

Title: Manager

State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for said County in the State aforesaid

DO HEREBY CERTIFY that ERIC VASSILATOS, the Manager of DB MIM I LLC, a Delaware liability company, 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 Manager, he signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of DECEMBER, 2020

Commission expires \_\_\_\_\_

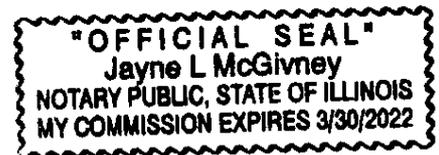
NOTARY PUBLIC

This instrument was prepared by Andrew Maratea, 305 N. Peoria St., Ste 200, Chicago, IL 60607

Exempt under Provision of Paragraph "E",  
Section 4, Real Estate Transfer Act.

12/9/20

Date Buyer, Seller, Representative



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## EXHIBIT A - LEGAL DESCRIPTIONS

(1) 2940 W. WILCOX STREET, CHICAGO, IL 60612

PIN: 16-13-108-030-0000

LOT 2 IN BARKER'S SUBDIVISION OF LOTS 17, 18 AND 19 IN BLOCK I IN FLOYD JONES' SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF BARRY POINT ROAD (EXCEPT THE EAST 7 ACRES), IN COOK COUNTY, ILLINOIS.

REAL ESTATE TRANSFER TAX		24-Feb-2021
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
16-13-108-030-0000   20210201647039   1-709-346-904		

REAL ESTATE TRANSFER TAX		25-Feb-2021
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
16-13-108-030-0000   20210201647039   0-802-171-920		

\* Total does not include any applicable penalty or interest due.

<b>MAIL TO:</b>  Andrew Maratea RM Partners Law LLC 305 N. Peoria St., Ste 200 Chicago, Illinois 60607	<b>NAME AND ADDRESS OF TAXPAYER:</b>  JVA IL, LLC 27 N. Wacker Dr., Ste. 435 Chicago, Illinois 60606
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## Grantor-Grantee Statement

(Exempt and ABI Transfer Declaration Statement  
Required Under Public Act 87-543 Cook County Only)

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

DB MIM I LLC

Dated December 9, 2020

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

Andrew Maratea, Agent

Subscribed and sworn to before me by the said grantor this 9<sup>th</sup> day of December, 2020



Notary Public \_\_\_\_\_

*Jayne L McGivney*

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.

JVA IL, LLC

Dated December 9, 2020

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

Andrew Maratea, Agent

Subscribed and sworn to before me by the said grantee this 9<sup>th</sup> day of December, 2020



Notary Public \_\_\_\_\_

*Jayne L McGivney*

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.)