

# UNOFFICIAL COPY

Doc#: 2234925040 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 12/15/2022 10:19 AM Pg: 1 of 4

Dec ID 20221201609134

**After Recording Return To:**

33 E 152, LLC  
3225 McLeod Dr  
#100  
Las Vegas, NV 89121

SPACE ABOVE THIS LINE FOR RECORDER'S USE

## QUITCLAIM DEED

On December 9, 2022 THE GRANTOR(S)

- BCB Collective, LLC, a Nevada Limited Liability Company,

for and in consideration of: \$10.00 and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- 33 E 152, LLC, an Illinois Limited Liability Company,

the following described real estate, situated in 33 E 152nd St., Harvey, Illinois 60426 in the County of Cook, State of Illinois

Legal Description:

LOT "C" IN KAUR'S SUBDIVISION OF LOTS 25 TO 28 IN AB 57 IN SOUTH LAWN, BEING A SUBDIVISION OF SECTION 17, AND THE SOUTH 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 1940 AS DOCUMENT NUMBER 853826, IN COOK COUNTY, ILLINOIS.

Tax Parcel Number: 29-17-101-040-0000

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs

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1 of 2

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and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

This is not a homestead property with respect to the Grantor.

Mail Tax Statements To:  
33 E 152, LLC  
3225 McLeod Dr #100 , Las Vegas, NV 89121

Deed Prepared By:  
Harris Kouhiakis, Esq.  
15000 S Cicero Ave Suite 200  
Oak Forest, IL 60452

**[SIGNATURE PAGE FOLLOWS]**

**EXEMPT**



**No. 19159**

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**Grantor Signatures:**

DATED: 12-12-2022

Tess B

Tess Bessent, Manager of BCB Collective, LLC  
3225 McLeod Dr #100  
Las Vegas, NV, 89121

STATE OF <sup>NEVADA</sup> ILLINOIS, COUNTY OF Clark, ss:

This instrument was acknowledged before me on this 12 day of Dec, 2022 by Tess Bessent, Manager of BCB Collective, LLC.



Kendra Doyle

Notary Public

Kendra Doyle notary public  
Title (and Rank)

My commission expires 10/5/25

This instrument is exempt under Paragraph E of Section 4 of the Illinois Real Estate Transfer Act.

Tess B DATE: 12-12-2022  
Tess Bessent, Manager of BCB Collective, LLC

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE

AS REQUIRED BY (85 ILCS 5/3-5020 (from Ch. 34, par. 3-5020))

### GRANTOR SECTION

The GRANTOR or her/his agent, affirms that, to the best of her/his knowledge, the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 12 / 12 / 2022

SIGNATURE: [Signature]  
GRANTOR or AGENT

**GRANTOR NOTARY SECTION:** This below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantor): KSS Bossert

On this date of: 12 / 12 / 2022

NOTARY SIGNATURE: [Signature]



### GRANTEE SECTION

The GRANTEE or her/his agent affirms and verifies that the name of the GRANTEE shown on the deed or assignment of beneficial interest (ABI) 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 and hold title to real estate under the laws of the State of Illinois.

DATED: 12 / 12 / 2022

SIGNATURE: [Signature]  
GRANTEE or AGENT

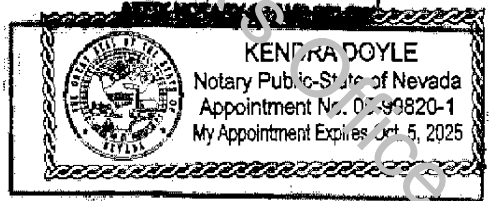
**GRANTEE NOTARY SECTION:** This below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public:

By the said (Name of Grantee): KSS Bossert

On this date of: 12 / 12 / 2022

NOTARY SIGNATURE: [Signature]



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 5/3-5020(b)(3) of the Illinois Real Estate Transfer Act, 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 the Illinois Real Estate Transfer Act: (85 ILCS 200/Art. 2.5)