

# UNOFFICIAL COPY

Doc#: 2308646259 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/27/2023 02:05 PM Pg: 1 of 5

Dec ID 20221101685056

## QUITCLAIM DEED

**GRANTOR**, DB M.M.I, LLC, a Delaware limited liability company (herein, "Grantor"), whose address is 27 N. Wacker Dr., Chicago, IL 60606, for and in consideration of Ten and 00/100 Dollars (\$10.00), and for other good and valuable consideration, CONVEYS AND QUITCLAIMS to **GRANTEE**, JVA IL, LLC, an Illinois limited liability company (herein, "Grantee"), whose address is 27 N. Wacker Dr., Chicago, IL 60606, all of Grantor's interest in and to the following described real estate located in Cook County, Illinois:

SEE EXHIBIT A ATTACHED HERETO.

Property Address: **4933 Imperial Dr, Richton Park, IL 60471 / A.P.N. 31-33-403-002-0000**

Subject to general taxes for the year of this deed and all subsequent years; building lines, easements, covenants, conditions, restrictions, and other matters appearing of record, if any.

EXEMPT FROM TRANSFER TAX UNDER 35 ILCS 200/31-45(E) -- ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

To have and to hold said premises forever.

Dated this 15<sup>th</sup> day of December, 2022.

**When recorded return to:**

JVA IL, LLC  
27 N. WACKER DR.  
CHICAGO, IL 60606

**Send subsequent tax bills to:**

JVA IL, LLC  
27 N. WACKER DR.  
CHICAGO, IL 60606

**This instrument prepared by:**

STEVEN A. WILLIAMS, ESQ.  
423 LITHIA PINECREST ROAD  
BRANDON, FL 33511

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## GRANTOR

DB MIM I LLC, a Delaware Limited Liability Company

By: [Signature]  
Printed Name: Eric Vassilatos  
Title: Authorized Signatory

STATE OF Illinois  
COUNTY OF Cook

This instrument was acknowledged before me on 12/15/2022 by Eric Vassilatos, as Authorized Signatory of DB MIM I LLC, a Delaware Limited Liability Company.

[Affix Notary Seal]

Notary signature: [Signature]  
Printed name: Stephanie Manning  
My commission expires: 9/25/24



EXEMPT FROM REAL ESTATE TRANSFER TAX UNDER THE PROVISIONS OF 35 ILCS 200/31-45(E) - ACTUAL CONSIDERATION FOR TRANSFER IS LESS THAN \$100

[Signature]  
Signature of Buyer/Seller/Representative

12/15/2022  
Date

Property of Cook County Clerk's Office

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## EXHIBIT A

### [Legal Description]

The Land referred to herein below is situated in the County of Cook, State of Illinois, and is described as follows:

**Property Address: 4933 Imperial Dr, Richton Park, IL/A.P.N. 31-33-403-002-0000**

LOT 135 IN FIRST ADDITION TO BURNSIDE'S LAKEWOOD ESTATES, A SUBDIVISION OF PART OF THE NORTH 153 FEET OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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This property is NOT the homestead real property of grantor.

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

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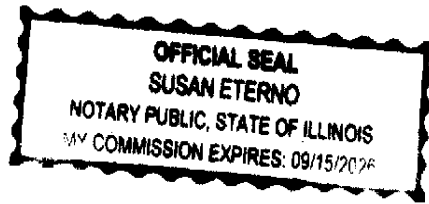
### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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: 12/15/2022

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said          this 1<sup>st</sup> day of December, 2022.



Notary Public Susan Eterno

The grantee or his/her agent affirms that, to the best of his/her 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: 12/15/2022

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said          this 1<sup>st</sup> day of December, 2022.



Notary Public Susan Eterno

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 Act.)