

# UNOFFICIAL COPY

Doc#. 2315706187 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 06/06/2023 02:18 PM Pg: 1 of 4

## QUIT CLAIM DEED Corporation to Corporation

This agreement, made this 25<sup>TH</sup> day of May, 2023, between JDB PROPERTIES LLC a Limited Liability Company created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and

Dec ID 20230601636327  
ST/CO Stamp 1-852-201-680  
City Stamp 1-717-000-912

JDB PROPERTIES LLC - RICE 14 SERIES, a limited liability company organized under the laws of the State of Illinois

of 1221 S Fairview Ave, Park Ridge, State of Illinois

party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten Dollars, and other good and valuable consideration, in hand paid by the party of the second part, the receipt of which is acknowledged, and pursuant to the authority given by the Managing Member of said limited liability company, by these presents does REMISE, RELEASE, ALIEN AND CONVEY AND QUITCLAIM unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated and described as follows, to wit

**SEE ATTACHED EXHIBIT "A"**

**Address: 1541 N. Bosworth Avenue, Units 1, 2, 3 , Chicago, IL 60642**

**PIN #: 17-05-101-090-1001, 17-05-101-090-1002 and 17-05-101-090-1003**

SUBJECT TO: Covenants, conditions and restrictions of record, public and utility easements; existing leases and tenancies; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; and general real estate taxes for 2022 and subsequent years.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever.


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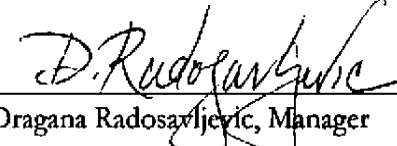
DATED this 25<sup>th</sup> day of May, 2023.

JDB PROPERTIES LLC

By: John Nannini

Its: Manager

BY:   
John Nannini, Manager

BY:   
Dragana Radosavljevic, Manager


STATE OF ILLINOIS )  
  ) SS  
COUNTY OF COOK )

Exempt under the provisions of paragraph e.  
Signature of Attorney: B. George Oleksiuk  
Date: 5-25-23

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that, John Nannini, Manager and Dragana Radosavljevic, Manager personally known to me to be the same individuals whose name are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument, as their free and voluntary act and for the uses and purposes therein set forth.

Given under my hand and notary seal, this 25<sup>th</sup> day of May, 2023.



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

This instrument prepared by : William J. Gross, Attorney at Law, Prospect Law Group LLC, 41 S. Prospect Ave., Suite 201 Park Ridge, IL 60068

MAIL TO:  
B. George Oleksiuk & Assoc., P.C.  
422 E. Palatine Rd.  
Palatine, IL 60074

SEND SUBSEQUENT TAX BILLS TO:  
JDB PROPERTIES LLC- RICE 14 SERIES  
1221 S. Fairview Ave.  
Park Ridge, IL 60068

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## GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

### 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 title to real estate under the laws of the State of Illinois.

DATED: 5 25, 2023

SIGNATURE: [Signature]  
GRANTOR or AGENT

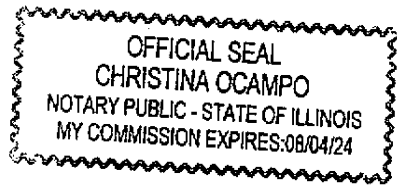
### GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

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

By the said (Name of Grantor): Mladen Radosa DLGEVIC **AFFIX NOTARY STAMP BELOW**

On this date of: 5 25, 2023

NOTARY SIGNATURE: Christina Ocampo



### 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 title to real estate under the laws of the State of Illinois.

DATED: 5 25, 2023

SIGNATURE: [Signature]  
GRANTEE or AGENT

### GRANTEE NOTARY SECTION: The 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): Mladen Radosa Dlgjevic **AFFIX NOTARY STAMP BELOW**

On this date of: 5 25, 2023

NOTARY SIGNATURE: Christina Ocampo



### CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 Act: (35 ILCS 200/Art. 31)**)

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EXHIBIT A

## LEGAL DESCRIPTION

**Permanent Index Number:**

Property ID: 17-05-101-090-1001

Property ID: 17-05-101-090-1002

Property ID: 17-05-101-090-1003

**Property Address:**

1541 N. Bosworth Ave.

Chicago, IL 60642

**Legal Description:**

LOT 14 IN STARR'S SUBDIVISION OF THE NORTHEAST 1/4 OF BLOCK 5 IN CANAL TRUSTEE'S SUBDIVISION OF THE WEST 1/2 OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 14 (EXCEPT THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 AND THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 ) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office