

UNOFFICIAL COPY



\*2328322025D\*

Doc# 2328322025 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/10/2023 12:16 PM PG: 1 OF 8

Commitment Number: 230302573

Seller's Loan Number: 199689

This instrument prepared by Courtney E. Dec, Esq., 8940 Main Street, Clarence, NY 14031, 866-333-3081.

After Recording Return To:  
JN Chicago Investments LLC  
3470 East Coast Ave  
Miami, Florida 33137

Mail Tax Statements To: JN CHICAGO INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY: 2038 East 73rd Street, Chicago, IL 60649

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER  
20-25-208-027-0000

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**QUITCLAIM DEED**

JN CHICAGO INVESTMENTS, LLC, whose mailing address is 3470 East Coast Ave Miami, Florida 33137 hereinafter grantor, for \$10.00 (Ten Dollars and Zero Cents) in consideration paid, grants and quitclaims to JN CHICAGO INVESTMENTS LLC, A FLORIDA LIMITED LIABILITY COMPANY, hereinafter grantee, whose tax mailing address is 3470 East Coast Ave, Miami, Florida 33137, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

**LOT 18 IN BLOCK 7 IN SOUTH KENWOOD, ACCORDING TO PLAT RECORDED DECEMBER 14, 1889, AS DOCUMENT 1197798, IN BOOK 37 OF PLATS, PAGE 45, A SUBDIVISION OF BLOCKS 2, 7, 8 AND PART OF BLOCK 10 IN CLARKE'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 WITH PART OF BLOCK 3 IN STAVE AND KLEMM'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS**

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**Property Address is: 2038 East 73rd Street, Chicago, IL 60649**

Prior instrument reference: **Doc#. 1910013061**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

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Executed by the undersigned on 09/29/2023

JN CHICAGO INVESTMENTS, LLC

By: [Signature]  
Name: JONATHAN TABORDA  
Its: MANAGER

STATE OF FLORIDA  
COUNTY OF MEALING

The foregoing instrument was acknowledged before me on September 29, 2023 by JONATHAN TABORDA its MANAGER on behalf of JN CHICAGO INVESTMENTS, LLC who is personally known to me or has produced DRIVER LICENSE as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.



Vladimir Gonzalez  
Comm. #GG961455  
Expires: Feb. 24, 2024  
Bonded Thru Aaron Notary

[Signature]  
Notary Public

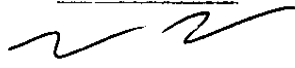
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MUNICIPAL TRANSFER STAMP  
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP  
(If Required)

EXEMPT under provisions of Paragraph E Section 31-45, Property Tax Code.

Date: 10/09/23



Agent

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE  
RECORDING DIVISION  
118 N. CLARK ST. ROOM 120  
CHICAGO, IL 60602-1387

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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 land trust is either a natural person, and 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 09/29/2023, 2023

[Signature]  
Signature of Grantor or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this 29 day of SEPTEMBER,  
2023.



Vladimir Gonzalez  
Comm. #GG961455  
Expires: Feb. 24, 2024  
Bonded Thru Aaron Notary

NOTARY PUBLIC [Signature] Vladimir Gonzalez

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 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.

Date 09/29/2023, 2023

[Signature]  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 29 day of SEPTEMBER,  
2023.



Vladimir Gonzalez  
Comm. #GG961455  
Expires: Feb. 24, 2024  
Bonded Thru Aaron Notary

NOTARY PUBLIC [Signature] Vladimir Gonzalez

NOTE: Any person who knowingly submits a false statement concerning the identity of 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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## STATEMENT BY GRANTOR AND GRANTEE

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Dated 09/29, 2023

[Signature]  
Signature of Grantor or Agent



Vladimir Gonzalez  
Comm. # GG961455  
Expires: Feb. 24, 2024  
Bonded Thru Aaron Notary

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
this 29 day of September,  
2023.

NOTARY PUBLIC [Signature] Vladimir Gonzalez

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Date \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Signature of Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This \_\_\_\_\_ day of \_\_\_\_\_,  
20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

NOTE: Any person who knowingly submits a false statement concerning the identity of 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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20-25-208-027-0000 | 20231001645624 | 1-247-163-344  
Total does not include any applicable penalty or interest due.

CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

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20-25-208-027-0000

20231001645624

0-273-855-440

COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

Property of Cook County Clerk's Office