

UNOFFICIAL COPY



THIS INSTRUMENT WAS PREPARED BY:

Michael Z. Margolies
4709 W. Golf Road
Suite 475
Skokie, Illinois 60076

Doc#: 1406501001 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/08/2014 09:30 AM Pg: 1 of 3

WARRANTY DEED

THE GRANTOR(s), KEREM PARTNERS LLC, an Illinois limited liability company, for the consideration of TEN and no/100 (\$10.00) DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to ANDRES GUZMAN and GUADALUPE GUZMAN, husband and wife as Tenants by the Entirety **GRANTEE(s)**, having an address of 4855 N. Pulaski, Chicago, Illinois, its successors and assigns, all interest in the real estate situated in the County of Cook in the State of Illinois, legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof. The Grantors hereby convey, transfer, and waive any and all homestead rights under the Illinois Homestead Exemption Act.

Property Address: 6431 N. Mozart, Chicago, IL 60645

PIN: 10-36-327-009-0000

FIR: AMERICAN
File #: 2509618
182

TO HAVE AND TO HOLD SAID PREMISES, FOREVER.

IN WITNESS WHEREOF, the Grantor(s) has/have executed this Warranty Deed as of this 5th day of February, 2014.

KEREM PARTNERS LLC, an
Illinois limited liability company

REAL ESTATE TRANSFER 02/13/2014



CHICAGO: \$3,675.00
CTA: \$1,470.00
TOTAL: \$5,145.00

10-36-327-009-0000 | 20140201600565 | C4MANB

By: [Signature]
Abe Polatsek, Agent

REAL ESTATE TRANSFER 02/13/2014



COOK: \$245.00
ILLINOIS: \$490.00
TOTAL: \$735.00

10-36-327-009-0000 | 20140201600565 | P488SJ

Y
3
N
Y
ID

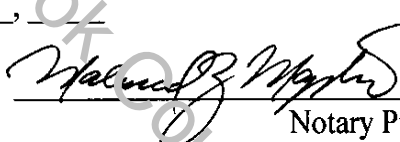
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT ABE POLTATSEK, 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 he signed, sealed, and delivered the said instrument as his free and voluntary act and as the free and voluntary act of Kerem Partners LLC, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of February, 2014.

Commission expires _____



Notary Public

Return to After Recording:

Jaime R. Santana
2653 N. Kedzie Avenue
Chicago, IL 60647

Send Tax Bills to:

Andres Guzman
6431 N. Mozart
Chicago, IL 60645



Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

THE NORTHERLY 1/2 OF LOT 17 IN BLOCK 6 IN DEVON AVENUE ADDITION TO ROGER'S PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 IN SECTION 36, TOWNSHIP 41 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 15 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

EXHIBIT B

Title Exceptions

Taxes for 2013 (second installment) and subsequent years; encroachments, if any, shown on survey; covenants, conditions and restrictions of record; building lines and easements; provided they do not interfere with the current use and enjoyment of the Property.

M:\Margolies\Polatsek.Kerem Mozart Sale.Warranty Deed

Property of Cook County Clerk's Office