

# UNOFFICIAL COPY



**DEED**

Doc#: 1418134084 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/30/2014 02:16 PM Pg: 1 of 3

**THE GRANTOR, Kedvale Holdings, LLC**, a limited liability company, organized 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, for and in consideration of Ten & 00/100 (\$10.00) DOLLARS, and other good and valuable consideration, in hand paid, and pursuant to authority given by the manager of said limited liability company, Conveys with Special Warranty Covenants to **Kedvale Property Holdings, LLC**, an Illinois limited liability company, of 5910 N. Bernard St., Chicago, IL 60659, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

Unit OG-1 in Kedvale Condominium as delineated on a survey of the following described real estate: Lot 9 in Block 20 in Irving Park, a Subdivision of the South East 1/4 of Section 15 and the North 1/2 of the Northeast 1/4 of Section 22, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois which survey is attached as Exhibit "A" to the Declaration of Condominium recorded June 30, 2006 as Document No. 0618118001, together with its undivided percentage interest in the common elements, and as amended from time to time.

Commonly known as Parking Space OG-1, 4135 N. Kedvale Avenue, Chicago, Illinois 60641  
Permanent Tax Index Number: 13-15-417-003-1009

Exempt under the provisions of paragraph e, Section 4, Real Estate Transfer Tax Act.

6-26-14  
Date

Zelator Trifal  
Grantor/Grantee

And Grantor does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as therein recited; and that he will Warrant and Defend the premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject to the following: general real estate taxes not yet due and payable; the Condominium Property Act of Illinois; the Condominium Ordinance of the Chicago Municipal Code, the Declaration of Condominium and all amendments thereto applicable zoning and building laws and ordinances; special taxes or assessments for improvements not yet completed and other assessments or installments thereof; all recorded easements, covenants,

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conditions, restrictions, agreements, building lines and encroachments of record; acts done or suffered by Grantee; utility easements; and all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager, pursuant to authority given by the Manager of said limited liability company, this 26 day of ~~May~~, 2014.

*June*

Kedvale Holdings, LLC, an Illinois Limited Liability Company

Zoran Vranjes Revocable Trust, Manager

By: *Zoran Vranjes*, Trustee  
Zoran Vranjes, Trustee

By: *Zlatko Trifunovski*  
Zlatko Trifunovski, Manager

STATE OF ILLINOIS }  
  } SS  
COUNTY OF COOK }

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Zoran Vranjes, Trustee of the Zoran Vranjes Revocable Trust, and Zlatko Trifunovski, Managers of Kedvale Holdings, LLC, an Illinois Limited Liability Company, whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of JUNE, 2014



*Sherril Brown*  
Notary Public

My commission expires: 08/08/2016

This instrument was prepared by and Mail To:  
Richard W. Laubenstein  
216 West Higgins Road  
Park Ridge, IL 60068

Send subsequent tax bills to:  
Kedvale Property Holdings  
5910 N. Bernard St.  
Chicago, IL 60659

City of Chicago  
Dept. of Finance  
666247



Real Estate  
Transfer  
Stamp  
\$0.00

5/9/2014 10:27  
dr00155

Batch 8,037,881

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirm that, to the best of his 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: 6-26-14

Signature [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
this 26 day of JUNE, 2014.

Notary Public [Handwritten Signature]



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 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: 6-26-14

Signature [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
this 26 day of JUNE, 2014.

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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)