

UNOFFICIAL COPY



**WARRANTY DEED**

Statutory (Illinois)  
(Corporation and LLC to Individual)  
Joint Tenancy

Doc#: 1420941024 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/28/2014 10:37 AM Pg: 1 of 2

AFTER RECORDING, RETURN TO:  
Kimberly S. Freeland  
Attorney at Law  
1530 W. Fullerton Avenue  
Chicago, IL 6014

NAME/ADDRESS OF TAXPAYER:  
David Johnston and Leah M. Young  
3118 N. Kenneth Ave  
Chicago, IL 60641

THE GRANTOR, Kindybalyk Management Inc., an Illinois Corporation, as to an undivided 50% interest, and Bricks and Mortar Holdings, LLC, a Nevada Limited Liability Company, as to an undivided 50% interest, duly authorized to transact business in the State of Illinois, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation **CONVEYS and WARRANTS** unto:

David Johnston, \_\_\_\_\_, and Leah M. Young, *husband and wife*  
not as tenants in common but as Joint Tenants,  
of 3302 W. Dickens Ave., Apt. 3, Chicago, Illinois 60647

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

(SEE REVERSE SIDE FOR LEGAL DESCRIPTION)

Permanent Index No.: 13-27-106-035-0000  
Property Address: 3118 N. Kenneth Ave., Chicago, IL 60641

Attorneys' Title Guaranty Trust Co.  
1 S. Wacker Drive  
Chicago, IL 60601  
Attn: Search Dept.

Subject to general real estate taxes for 2013 and subsequent years and all easements, covenants, conditions and restrictions of record. **TO HAVE AND TO HOLD** said premises not as tenants in common, but as **JOINT TENANTS** forever.

**IN TESTIMONY WHEREOF**, Kindybalyk Management Inc., an Illinois Corporation, and Bricks and Mortar Holdings, LLC, a Nevada Limited Liability Company, hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its President and signed by its Managing Member. Dated this 23rd day of May, 2014.

**KINDYBALYK MANAGEMENT INC.**  
an Illinois corporation

By: SS. RA  
**SCOTT KINDYBALYK, President**

**BRICKS AND MORTAR HOLDINGS, LLC,**  
a Nevada Limited Liability Company,

By: Steve Beevers  
**STEVE BEEVERS, Managing Member**

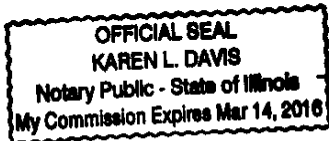
S ~~1~~  
P 2  
S N  
SC V  
INT [Signature]

# UNOFFICIAL COPY

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: the person whose name is subscribed to the foregoing instrument is personally known to me to be duly authorized officer of **Kindybalyk Management Inc., an Illinois Corporation**, and that he appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument in writing as duly authorized officer of said corporation and cause the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as his free and voluntary act, and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and notarial seal, the day and year first above written.



*Karen L. Davis*  
\_\_\_\_\_  
Notary Public

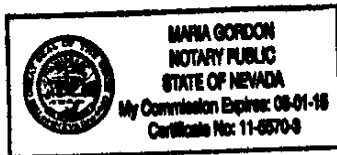
STATE OF NEVADA )  
                                  ) SS.  
COUNTY OF WASHOE )

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT: the person whose name is subscribed to the foregoing instrument is personally known to me to be duly authorized Managing Member of **BRICKS AND MORTAR HOLDINGS, LLC, a Nevada Limited Liability Company**, and that he appeared before me this day in person and acknowledged that he signed and delivered the said instrument in writing as duly authorized Managing Member of said Limited Liability Company and caused the seal of said Limited Liability Company to be affixed thereto pursuant to authority given by the Majority Members of said Limited Liability Company as his 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 notarial seal, the day and year first above written.

*Maria Gordon*  
\_\_\_\_\_  
Notary Public

This Instrument Prepared By:  
Stephen W. Taylor, Atty.  
DeBruyn, Taylor and DeBruyn Ltd.  
15252 S. Harlem Avenue  
Orland Park, IL 60462



### LEGAL DESCRIPTION

**Lot 33 in Block 8 in E. G. Pauling's Belmont Avenue Addition to Chicago in the East 1/2 of the Northwest 1/4 of Section 27, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Index Number: **13-27-106-035-0000**

Property Address: **3118 N. Kenneth Avenue, Chicago, IL 60641**

REAL ESTATE TRANSFER TAX	11-Jul-2014
COUNTY:	164.25
ILLINOIS:	328.50
TOTAL:	492.75



13-27-106-035-0000 | 20140701611848 | 1-745-641-600

REAL ESTATE TRANSFER TAX	11-Jul-2014
CHICAGO:	2,463.75
CTA:	985.50
TOTAL:	3,449.25



13-27-106-035-0000 | 20140701611848 | 0-251-027-584