

# UNOFFICIAL COPY



## WARRANTY DEED

(Tenancy by the Entirety)

Doc#: 1500629039 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 01/06/2015 03:28 PM Pg: 1 of 2

### AFTER RECORDING, RETURN TO:

Jonathan R. Koyn  
Attorney at Law  
2134 Cummings Lane  
Flossmoor, IL 60422

### NAME/ADDRESS OF TAXPAYER:

Susan R. Guzman and Carlos A. Guzman  
6145 W. Cornelia Ave.  
Chicago, IL 60634

OGT # 14-0749

THE GRANTOR, **Kindybalyk Management Inc., an Illinois corporation**, 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:

**Susan R. Guzman and Carlos A. Guzman, husband and <sup>wife and</sup> wife,**  
**not as tenants in common or as joint tenants, but as Tenants by the Entirety,**  
of 5755 W. Eastwood Ave

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 Number: **13-20-310-005-0000**

Property Address: **6145 W. Cornelia Ave., Chicago, IL 60634**

Subject to general real estate taxes for 2014 and subsequent years and all easements, covenants, conditions and restrictions of record.

**IN TESTIMONY WHEREOF, Kindybalyk Management Inc., an Illinois corporation**, hath hereunto caused its corporate seal to be affixed, and these presents to be signed by its President on this 31st day of December, 2014.

**Kindybalyk Management Inc.,  
an Illinois corporation**

By: \_\_\_\_\_


Scott Kindybalyk, President

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STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

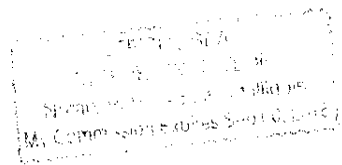
I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT: the person whose name is subscribed to the foregoing instrument is personally known to me to be duly authorized officer of **Kindybalyk Management Inc., an Illinois corporation**, and that he appeared before me this day in person and severally acknowledged that he signed and delivered the said instrument in writing as duly authorized officers of said corporation and caused the corporate seal of said corporation to be affixed thereto pursuant to authority given by the Board of Directors of said Corporation as their 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.

  
 \_\_\_\_\_  
 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 397 in Albert J. Schorsch Irving Park Boulevard Gardens Tenth Addition, being a Subdivision in the West 1/2 of the Northeast 1/4 of the Southwest 1/4 of Section 20, Township 40 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.**

Permanent Index Number: **13-20-310-005-0000**

Property Address: **6145 W. Cornelia Ave., Chicago, IL 60634**

<b>REAL ESTATE TRANSFER TAX</b>		07-Jan-2015
	<b>CHICAGO:</b>	2,685.00
	<b>CTA:</b>	1,074.00
	<b>TOTAL:</b>	3,759.00
13-20-310-005-0000   20141201654649   1-003-420-289		

<b>REAL ESTATE TRANSFER TAX</b>		07-Jan-2015
 	<b>COUNTY:</b>	179.00
	<b>ILLINOIS:</b>	358.00
	<b>TOTAL:</b>	537.00
13-20-310-005-0000   20141201654649   0-406-587-008		