

UNOFFICIAL COPY

WARRANTY DEED (TENANTS BY THE ENTIRETY)

Doc#: 1733146466 Fee: \$50.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/27/2017 01:42 PM Pg: 1 of 2

Dec ID 20171101652398
ST/CO Stamp 2-052-526-112 ST Tax \$302.50 CO Tax \$151.25
City Stamp 1-515-655-200 City Tax: \$3,176.25

THE GRANTOR,

Kedvale Property Holdings, LLC,
an Illinois limited liability company,
duly authorized and existing under and
by virtue of the laws of the State of
Illinois, for and in consideration of the
sum of Ten and no/100 Dollars and
pursuant to authority given by the
Managers of said company,

CONVEYS and WARRANTS to the GRANTEES, BRIAN J. KIBBE and LORY MISHRA, husband and wife, 3943 W. Bell Plaine Ave., Apt. 3, Chicago IL 60618, as TENANTS BY THE ENTIRETY and not as Joint Tenants with rights of survivorship, nor as Tenants in Common, the following described Real Estate situated in the County of Cook, in the State of Illinois, to-wit (See attached for legal description) SUBJECT TO: Covenants, conditions and restrictions of record, building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate and general real estate taxes not due and payable at the time of closing.

Property Index Number (PIN): 13-15-417-033-1005; 13-15-417-033-1015

Address of Real Estate: 4135 N. Kedvale, Unit 301 & G-7, Chicago IL 60641

In Witness Whereof, said Grantor has caused its name to be signed to these presents by its Manager, this 13th day of November, 2017.

KEDVALE PROPERTY HOLDINGS, LLC
an Illinois limited liability company


By: Zlatko Trifunovski, Manager


By: Zoran Vranjes, Manager

State of Illinois, County of Lake ss. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Zlatko Trifunovski and Zoran Vranjes, personally known to me to be the Managers of Kedvale Property Holdings, LLC, an Illinois limited liability company and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged severally that as such its Managers, signed and delivered the said instrument as their free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal this 13th day of November, 2017.

JOHN BELL
Official Seal
Notary Public - State of Illinois
My Commission Expires Jul 26, 2021

Commission expires Jul 2021


NOTARY PUBLIC

This instrument was prepared by: Adam J. Poteracki, Esq., DiMonte & Lizak, 216 Higgins Rd., Park Ridge IL 60068

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Legal Description of premises commonly known as**4135 N. Kedvale Ave., Unit 301 & G-7, Chicago, Illinois 60641**

UNIT 301 AND GARAGE SPACE G-7 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KEDVALE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0618118001 AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 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.

NOT HOMESTEAD PROPERTY**Send Subsequent Tax Bills to:**

**Mail to: Sebastian Kosz, Esq.
Castle Law
13963 S. Bell Rd.
Homer Glen IL 60435**

**Brian J. Kibbe
4135 N. Kedvale Ave.
Unit 301
Chicago IL 60641**