

# UNOFFICIAL COPY

**THIS DOCUMENT PREPARED BY:**

Donald C. Battaglia  
5543 W. Diversey Ave.  
Chicago, IL 60639

Doc#: 2006946049 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 03/09/2020 09:34 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Tomasz Dukodowicz & Ewa M Lonska  
5453 W Leland Ave  
Chicago, IL 60630

Dec ID 20200301630426  
ST/CO Stamp 1-821-675-360 ST Tax \$405.00 CO Tax \$202.50  
City Stamp 0-081-905-504 City Tax: \$4,252.50

**MAIL RECORDED DEED TO:**

Martin Ptasinski Tomasz Dukodowicz  
8517 S Archer Ave 1748 W. Courtland St.  
Willow Springs, IL 60480 Chicago, IL 60622

## Warranty Deed Statutory (Illinois)

THE GRANTOR(S), **Kabardian Holdings, LLC**, an Illinois limited liability company, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY AND WARRANT to **Tomasz Dukodowicz and Ewa M Lonska**, husband and wife, of the City of Chicago, State of Illinois, as joint tenants, all interest in the following described real estate (together with any improvements thereon) (collectively, the "Property") situated in the County of Cook, State of Illinois to wit:

LOTS 89 AND 90 IN STEVER'S SUBDIVISION OF JEFFERSON PARK, A SUBDIVISION OF THE WEST 1367 FEET OF THE NORTH ½ OF LOT 4 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 27, 1889 AS DOCUMENT 1121312 IN BOOK 37 OF PLATS PAGE 1, IN COOK COUNTY, ILLINOIS.

**FIRST AMERICAN TITLE  
FILE # 3011050**

Permanent Index Number(s): 13-16-112-002-0000  
Property Address: 5453 W. Leland Avenue, Chicago, IL 60630

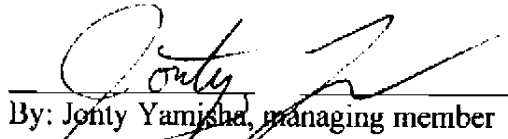
Subject, however, to the general taxes for the year of 2019 & 2020 and thereafter, to all instruments, covenants, restrictions, conditions, exceptions and liens of record, and subject to the rights or claims of parties in possession under recorded leases, applicable zoning laws, ordinances, regulations or subdivision indentures, and any facts or exceptions which an accurate survey or inspection of the above described Property would show.

[signature page to follow]

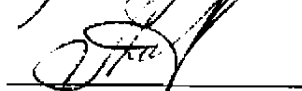
# UNOFFICIAL COPY

Kabardian Holdings, LLC, an Illinois limited liability company

Dated this 28th day of February, 2020

  
By: Jonty Yamisha, managing member

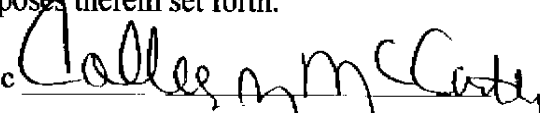
Dated this 28th day of February, 2020

  
By: Margarita Yamisha, f/k/a Margarita Aksorova,  
managing member

Property of Cook County Clerk's Office

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Jonty Yamisha and Margarita Yamisha, f/k/a Margarita Aksorova**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their free and voluntary act, for the uses and purposes therein set forth.

Notary Public 

My commission expires: 6-21-23

