

# UNOFFICIAL COPY



## WARRANTY DEED

When recorded return to:

35<sup>th</sup> and Indiana Building, L.L.C.  
c/o Howard Powers  
4007 S. Wabash Avenue  
Chicago, IL 60653

*Prepared by Howard Powers  
ATTORNEY AT LAW*

Doc#: 1331919037 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/15/2013 10:31 AM Pg: 1 of 3

For the consideration of Ten Dollars (\$10.00) and other valuable considerations, HEDY BERROCAL, as Trustee of the Hedy Berrocal Declaration of trust dated 11/17/2008 as to her 35.938 2/3%, ARDEN WEITZMAN POWERS as to her 15.364%, ELIZA WEITZMAN BUCKNER, as to her 7.682%, and JOSHUA C. WEITZMAN, as to his 7.682% (collectively "Grantor") conveys and warrants to 35<sup>TH</sup> AND INDIANA BUILDING, L.L.C., an Illinois limited liability company whose address is 4007 S. Wabash Avenue, Chicago, IL 60653 ("Grantee") their ownership interest in the following real property situated in Cook County Illinois, together with all rights and privileges appurtenant thereto:

See attached **Exhibit A**  
"Property"

Grantor hereby release and waive all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, if any. To have and to hold said Property subject only to: covenants, conditions, and restrictions of record; public utility easements; special governmental taxes or assessments not yet completed; unconfirmed special governmental taxes or assessments; current real estate taxes.

Dated this 12 day of November 2013.

*Hedy Berrocal*  
Hedy Berrocal, as Trustee of the Hedy Berrocal  
Declaration of Trust Dated 11/17/2008

*Eliza Weitzman Buckner*  
Eliza Weitzman Buckner

*Arden Weitzman Powers*  
Arden Weitzman Powers

*Joshua C. Weitzman*  
Joshua C. Weitzman

EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 4 OF THE REAL ESTATE TRANSFER ACT.

STATE OF ILLINOIS )  
) ss  
County of Cook )

The foregoing instrument was acknowledged before me this 12 day of November, 2013 by Hedy Berrocal, as Trustee of the Hedy Berrocal Declaration of Trust Dated 11/17/2008, Arden Weitzman Powers, Eliza Weitzman Buckner, and Joshua C. Weitzman.

*Howard J. Powers II*  
Notary Public  
My commission expires:



REAL ESTATE TRANSFER	11/15/2013
CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00



REAL ESTATE TRANSFER 11/15/2013

COOK	\$0.00
ILLINOIS:	\$0.00
TOTAL:	\$0.00



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**Exhibit A**  
Legal Description

**Parcel 1:**

Lots 7, 8, 9 and 10 in Robertson and Fitch's Subdivision of the West Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County Illinois.

**Parcel 2:**

Lots 3 and 4 in the Resubdivision of Lots 2, 3 and 4 in Robertson and Fitch's Subdivision, also, Lots 5 and 6 in Robertson and Fitch's Subdivision of the West Half of the Northwest Quarter of the Northeast Quarter of the Southwest Quarter of Section 34, Township 39 North, Range 14 East of the Third Principal Meridian, in Cook County Illinois.

Address: 201 - 217 E. 35<sup>th</sup> Street, Chicago, IL 60616

Pins: 17-34-309-001; 17-34-309-002; 17-34-309-003; 17-34-309-004; 17-34-309-005

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

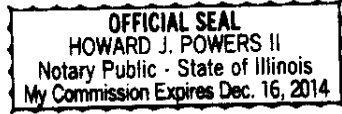
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 11/12/13

Signature: [Signature]  
~~Grantor or Agent~~

Subscribed and sworn to before  
Me by the said Agent  
this 12 day of Nov 2013.

Howard J. Powers II  
Notary Public



The grantee or his agent affirms 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 11/12/13

Signature: [Signature]  
~~Grantee or Agent~~

Subscribed and sworn to before  
Me by the said Agent  
this 12 day of Nov 2013.

Howard J. Powers II  
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.