

# UNOFFICIAL COPY

Prepaid by:  
Upon recording return to:

Charles Mack  
55 W. Monroe St.  
Suite 3600  
Chicago, Illinois 60603



Doc#: 1411518015 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/25/2014 09:11 AM Pg: 1 of 4

FIRST NAME OF GRANTEE  
ORDER # 2523536

## WARRANTY DEED

The Grantor, **SIMON BERGER**, an Illinois <sup>individual s/b</sup> ~~limited liability company~~, having an address at 2569 Audrey Lane, Northbrook, Illinois 60062, in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, conveys and warrants to **1984 PROPERTY, LLC**, an Illinois limited liability company, having an address at 2569 S. Audrey Lane, Northbrook, Illinois 60062, the property commonly known as 6936-38 S. Paxton, Chicago, IL 60649, the following described real estate in Cook County, Illinois:


SEE EXHIBIT A - ATTACHED.

This Deed is exempt from the real estate transfer tax pursuant to Section 31-45(e). 35 ILCS 200/31-45.



 4-14-14

IN WITNESS WHEREOF, the Grantor has caused its signature to be hereunto affixed, this 14 day of April, 2014.

  
Simon Berger

| REAL ESTATE TRANSFER  |          | 04/24/2014 |
|---|----------|------------|
|  | CHICAGO: | \$0.00     |
|   | CTA:     | \$0.00     |
|   | TOTAL:   | \$0.00     |

20-24-417-022-0000 | 20140401603216 | JGW0HD

| REAL ESTATE TRANSFER   |           | 04/24/2014 |
|--|-----------|------------|
|   | COOK      | \$0.00     |
|  | ILLINOIS: | \$0.00     |
|  | TOTAL:    | \$0.00     |

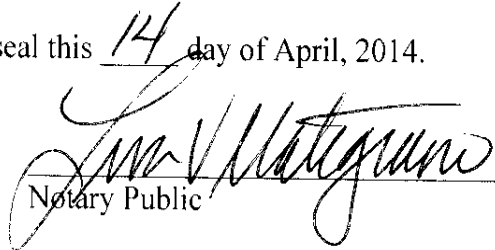
20-24-417-022-0000 | 20140401603216 | XR1VH3

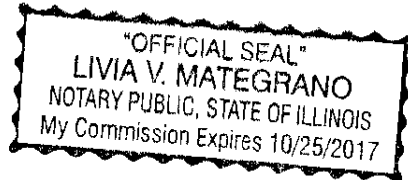
# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )SS  
COUNTY OF COOK     )

I, the undersigned, a notary public, in and for the county and state aforesaid, DO HEREBY CERTIFY, that Simon Berger personally known to me to be the same person whose name is subscribed to within the Document, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and official seal this 14 day of April, 2014.

  
\_\_\_\_\_  
Notary Public



mail taxbills to  
1984 Property, LLC  
2586 S Audrey Lane  
Northbrook IL 60062

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## EXHIBIT A

### LEGAL DESCRIPTION

Permanent Real Estate Index Number(s): 20-24-417-022-0000  
Address of Real Estate: 6936-38 S. Paxton, Chicago, Illinois 60649

*Al*

**LOT 8 IN BLOCK 3 OF BRYN MAWR HIGHLAND SUBDIVISION OF THE NORTH THREE-QUARTERS OF THE EAST ONE-EIGHTH OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

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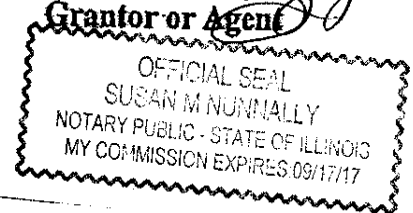
## STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 April 14, 2014

Signature: [Handwritten Signature]

Subscribed and sworn to before me  
By the said agent  
This 14 day of April, 2014  
Notary Public Susan M. Nunnally

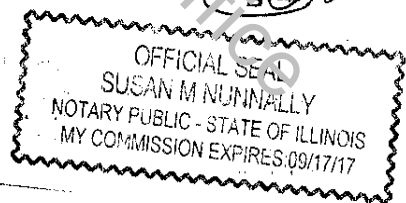


The Grantee or his Agent affirms and verifies that the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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.

Date April 14, 2014

Signature: [Handwritten Signature]

Subscribed and sworn to before me  
By the said agent  
This 14 day of April, 2014  
Notary Public Susan M. Nunnally



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

(Attach to Deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)