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TRUSTEE'S DEED

Doc#: 1404135008 Fee: \$40.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 02/10/2014 08:34 AM Pg: 1 of 2

70 W M/JJISON STE 1600

CHICA GO 7 A 59602

Above Space for Recorder's Use Only

THIS INDENTURE, made this 21st day of January, 2014 by Jeff Nerud, as Trustee of Jeff Nerud Trust dated October 10, 2010 hereinafter referred to as Grantor, and Osvaldo Ballesteros and Maria Ballesteros, hereinafter referred to as Grantees: 0F 3704 5.576 and occur, 21.6080 y #as Joint Tenants

WHEREAS, Grantor is the du'y acting Trustee of Jeff Nerud Trust dated October 10, 2010, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantor, not individually but as such Trustee, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantees, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: Osvaldo Ballesteros and Maria Ballesteros pursuant to said power and authority referred to above, is well as every other power and authority thereunto enabling, in the following described real estate saturated in Cook County, Illinois, commonly known as 3101 Scoville Avenue, Berwyn, IL 60402 , legally described as:

LOT 16 IN BLOCK 1 IN BOLEN'S RESUBDIVISION OF WOODS JULDIVISION OF BLOCKS 2 AND 15 IN LAVERGNE, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

Permanent Index Number: 16-31-205-001-0000

Address(es) of Real Estate: 3101 Scoville Avenue, Berwyn, IL 60402

TOGETHER WITH ALL right, title, and interest whatsoever, at law or in equity of said Trustee, in and to the premises.

IN WITNESS WHEREOF, Grantor, not individually, but as Trustee aforesaid, has hereunto se his hand and seal the day and year first above written.

, as Trustee of Jeff Nerud Trust dated October 10,

STATE OF ILLINOIS

) ss

COUNTY OF

1404135008D Page: 2 of 2

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I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Nerud, as Trustee of Jeff Nerud Trust dated October 10, 2010 personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 2/day of_

Commission expires

OFFICIAL SEAL birthard A. Kocurel NOTARY PUBLIC

This instrument was prepared by: Richard A. Kocurek, Attorney at Law, 3306 South Grove Avenue, Berwyn, IL 60402

MAIL TO:

Osvaldo Ballesteros and Maria Ballesteros 3101 Scoville Avenue Berwyn, IL 60402

SEND SUBSEQUENT TAX BILLS TO:

Osvaldo Ballesteros and Maria Ballesteros 3101 Scoville Avenue Be.
Colling Clarks Office

REAL ESTATE TRANSFER		01/22/2014
	COOK	\$85.00
	ILLINOIS:	\$170.00
	TOTAL:	\$255.00