

UNOFFICIAL COPY

First American Title

Order # 2554683



TRUSTEE'S DEED

Doc#: 1421010036 Fee: \$60.00

RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 07/29/2014 11:34 AM Pg: 1 of 2

HOLLY T. BERENS, as Trustee, of Naperville, Illinois under the provisions of a deed or deeds in trust duly recorded and delivered to them in pursuance to a certain trust agreement dated November 1, 1985 and known as the HOLLY T. BERENS REVOCABLE LIVING TRUST ~~and designated as trust no. _____~~, for and in consideration of Ten and No/100 Dollars and other good and valuable consideration in hand paid, do hereby conveys and quit claims to JOSEPH RYDBERG, and LESLIE RYDBERG,

husband and wife, residing at 3324 South Emerald, Chicago, Illinois, not in tenancy in common, not as joint tenants, but as tenants in the entirety, the following described Real Estate situated in the Village of Western Springs, County of Cook, and State of Illinois, to wit:

** dated Mar 6, 2011*

Lot 4 (except that part taken or condemned for widening Woodland Avenue, Case no. 10323 County Court) and (except that part of Lot 4, lying Easterly of a Line Drawn From a Point on the Northerly line of Said Lot 4, 145 feet Westerly of the Northeasterly Corner of said Lot 4, to a point on the Southerly Line of said Lot 4, 150.55 feet Westerly of the Southeasterly Corner of said Lot 4) in Block 9 in East Hinsdale, being a subdivision of the East 1/2 and that part of the East 1/2 of the Southwest 1/4 lying North of the Chicago, Burlington and Quincy Railroad in Section 6, Township 38 North, Range 12, East of the Third Principal Meridian, together with so much of Sections 31 and 32, Township 39 North, Range 12, East of the Third Principal Meridian, as lies South of the Chicago Naperville Highway and West of the East Line of Section 6, Township 39 North, Range 12, East of the Third Principal Meridian, produced North of said Highway, in Cook County, Illinois.

PIN NO: 18-06-403-020-0000

Address: 4323 Woodland Avenue, Western Springs, Illinois

SUBJECT TO: General real estate taxes not due and payable at time of closing; Special assessments confirmed after this contract date; building and building line and use or occupancy restrictions; conditions and covenants of record; zoning laws and ordinances; Easements for public utilities; Drainage ditches, feeders, laterals and drain tile, pipe or other conduit

This deed is executed pursuant to and in the exercise of the power and authority granted to and vested in said Grantor by the terms of said deed or deeds in trust delivered to said Grantor in pursuance of the above mentioned Trust Agreement and is subject to the lien of every trust deed or mortgage and every other lien against said premises (if any there be) of record in said county given to secure the payment of money and remaining unreleased at the date of the delivery hereof.

TO HAVE AND TO HOLD said premises forever not in tenancy in common, not as joint tenants, but as tenants in the entirety.

REAL ESTATE TRANSFER TAX

15-Jul-2014



COUNTY: 412.50

ILLINOIS: 825.00


TOTAL: 1,237.50

18-06-403-020-0000 | 20140701612607 | 2-075-910-272

Handwritten signature and date: 7/29/14

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Said Grantor has caused this instrument to be signed by her as said trustee this 2nd day of July, 2014.



HOLLY T. BERENS, as Trustee

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that HOLLY T. BERENS, personally known to me to be the Trustee of said trust agreement, whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act as such Trustee.

Given under our hands and official seal, this 2nd day of July, 2014.



Notary Public



RETURN TO:

Stuart M. Sheldon, P.C.
1 E. Wacker Dr., Ste 2610
Chicago, IL 60601

SEND FUTURE TAX BILLS TO:

Joseph Rydberg
4323 Woodland Avenue
Western Springs, Illinois 60558

THIS INSTRUMENT WAS PREPARED BY:

Adalbert L. Vlazny III
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