

# UNOFFICIAL COPY



## TRUSTEE'S DEED

Doc#: 1508508099 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/26/2015 02:08 PM Pg: 1 of 2

Above Space for Recorder's Use Only

**THIS INSTRUMENT** made this 20th day of March, 2015 by Jeff Nerud, as Trustee of the Jeff Nerud Living Trust dated October 10, 2010 hereinafter referred to as Grantor, and Florentino Maldonado and Veronica Maldonado, hereinafter referred to as Grantees:

**WHEREAS**, Grantor is the duly acting Trustee of the Jeff Nerud Living 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: Florentino Maldonado and Veronica Maldonado pursuant to said power and authority referred to above, as well as every other power and authority thereunto enabling, in the following described real estate situated in Cook County, Illinois, commonly known as 3520 Wisconsin Avenue, Berwyn, IL 60402, legally described as:

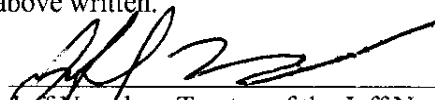
LOT 36 IN BLOCK 2 IN THE HOME AVENUE ADDITION TO BERWYN, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

### SUBJECT TO:


Permanent Index Number: 16-31-301-023-0000  
Address(es) of Real Estate: 3520 Wisconsin 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 set his hand and seal the day and year first above written.

  
\_\_\_\_\_  
Jeff Nerud, as Trustee of the Jeff Nerud Living Trust dated  
October 10, 2010

STATE OF ILLINOIS )  
) ss

THE CITY OF  REAL ESTATE  
BERWYN, IL TRANSFER TAX  
\$392015  3/10.00  
COLLECTOR'S OFFICE

# UNOFFICIAL COPY

COUNTY OF Cook )

I, Undersigned the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Jeff Nerud, as Trustee of the Jeff Nerud Living 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 20<sup>th</sup> day of March, 2015

Commission expires 12/15/18

Dawn Ferrara  
NOTARY PUBLIC

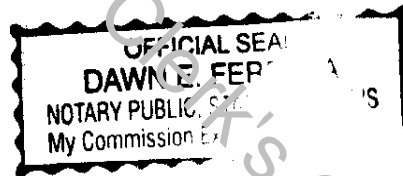
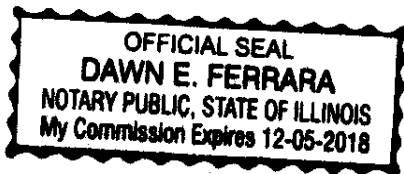
This instrument was prepared by: Richard A. Kocurek, Attorney at Law, 3306 South Grove Avenue, Berwyn, IL 60402

**MAIL TO:**

Florentino Maldonado and Veronica Maldonado  
3520 Wisconsin Avenue  
Berwyn, IL 60402

**SEND SUBSEQUENT TAX BILLS TO:**

Florentino Maldonado and Veronica Maldonado  
3520 Wisconsin Avenue  
Berwyn, IL 60402



**REAL ESTATE TRANSFER TAX**

25-Mar-2015



COUNTY:	155.50
ILLINOIS:	311.00
<b>TOTAL:</b>	<b>466.50</b>