

UNOFFICIAL COPY



WARRANTY DEED
ILLINOIS STATUTORY

Doc#: 1511229046 Fee: \$44.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/22/2015 12:05 PM Pg: 1 of 4

1510342
Property of Cook County Clerk

THE GRANTOR(S), Mary Rose Heffernan, a single woman, of the Town of Berwyn, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to The Jeff Nerud Living Trust dated October 10, 2010

(GRANTEE'S ADDRESS)

of the County of Cook, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

SUBJECT TO: Real estate taxes for the years 2014, 2015 and subsequent years, conditions, restrictions, covenants of record and building lines and easements so long as they do not underlie the property or interfere with the Purchaser's use and enjoyment of the same. Grantee herein is prohibited from conveying captioned property for any sales price for a period of 30 days from the date of this deed. After this 30 day period, Grantee is further prohibited from conveying the property for a sales price greater than 120% of the short sale price until 90 days from the date of this deed. These restrictions shall run with the land and are not personal to the Grantee.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 16-31-232-017-0000
Address(es) of Real Estate: 3449 Wesley Ave., Berwyn, IL 60402

Dated this 20th day of April, 2015

Mary Rose Heffernan
Mary Rose Heffernan

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ILLINOIS STATUTORY

Property of Cook County Clerk's Office
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CCRD REVIEWER 

Dated this _____ day of _____

Mary Rose Heffernan

THE CITY OF  REAL ESTATE
BERWYN, IL TRANSFER TAX
JK 4.20.15 \$1200.00
COLLECTOR'S OFFICE

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Mary Rose Heffernan, a single woman, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 20th day of April, 2015



D. M. Ferraro (Notary Public)

Prepared By: Craig Hurwitz
P.O. Box 3062
Barrington, IL 60011

Mail To:

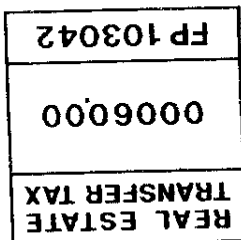
115 Galway
Lemont IL
60439

Name & Address of Taxpayer:

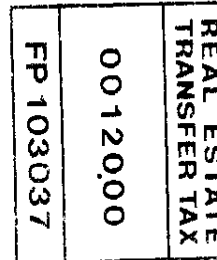
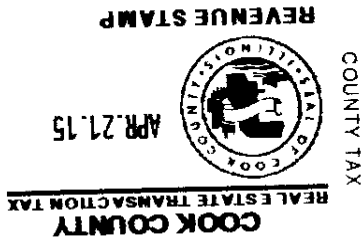
Jeff Nerud
~~3449 Wesley Avenue~~ 115 Galway Rd
~~Berwyn, IL 60402~~ Lemont IL 60439



0000023458



0000023406



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EXHIBIT "A"

THE SOUTH HALF OF LOT 27 AND ALL OF LOT 28 IN BLOCK 7 IN BALDWIN'S SUBDIVISION OF BLOCKS 3, 14, 19, 30, 31 AND 33 AND THOSE PARTS OF 32ND AND 35TH STREETS LYING BETWEEN BALDWIN AND HIAWATHA AVENUE IN LAVERGNE, A SUBDIVISION OF THE NORTHWEST QUARTER AND THAT PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF THE EAST HALF OF THE SOUTHWEST QUARTER LYING NORTH OF OGDEN AVENUE IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 3449 Wesley Avenue, Berwyn, IL 60402

PERMANENT INDEX NUMBER: 16-31-232-017-0000

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