

# UNOFFICIAL COPY



Doc#: 1511941031 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/29/2015 11:55 AM Pg: 1 of 3

## TRUSTEE'S DEED STATE OF ILLINOIS

Robm LND 15USA102580 N/A (2084)

*Above Space for Recorder's Use Only*

THE GRANTOR, EMMA CATHERINE FRUTKIN, AS TRUSTEE OF THE EMMA CATHERINE FRUTKIN LIVING TRUST DATED 9/13/2014, OF THE CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, FOR AND IN CONSIDERATION OF TEN DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION IN HAND PAID,

CONVEYS AND WARRANTS TO JDF CONSTRUCTION COMPANY,

THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, TO WIT:

SEE ATTACHED LEGAL DESCRIPTION.

PROPERTY ADDRESS: 5431 WOODLAND AVENUE, WESTERN SPRINGS, IL 60558  
PERMANENT INDEX NUMBER(S): 18-07-421-021-0000

SUBJECT TO: GENERAL REAL ESTATE TAXES FOR THE YEAR 2014 AND SUBSEQUENT YEARS; BUILDING LINES AND USE OR OCCUPANCY RESTRICTIONS, COVENANTS AND CONDITIONS OF RECORD; ZONING LAWS AND ORDINANCES; EASEMENT FOR PUBLIC UTILITIES; ACTS OF THE GRANTEE; AND HEREBY RELEASING AND WAIVING ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS.

THE DATE OF THIS DEED OF CONVEYANCE IS: 4-17-15

Emma Catherine Frutkin by her (SEAL)  
EMMA CATHERINE FRUTKIN, TRUSTEE

Attorney-in-Fact *[Signature]*

REAL ESTATE TRANSFER TAX		24-Apr-2015
COUNTY:	175.00	
ILLINOIS:	350.00	
TOTAL:	525.00	



18-07-421-021-0000 | 20150401680490 | 1-798-120-832

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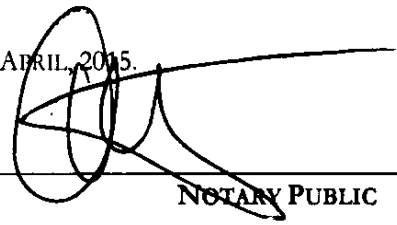
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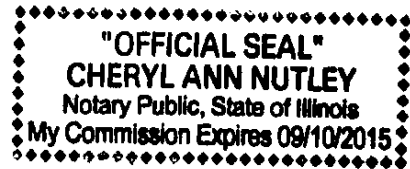
STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK )

I, TODD NELSON, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT **EMMA CATHERINE FRUTKIN**, IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME SELLER SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT SELLER SIGNED, SEALED AND DELIVERED THE SAID INSTRUMENT AS SELLER'S 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 NOTARIAL SEAL, THIS 17TH DAY OF APRIL, 2015.

  
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_



This Instrument was Prepared By:	Send Subsequent Tax Bills to:	After Recording Mail To:
Ryan Law Group, Ltd. 1121 West Wrightwood Chicago, Illinois 60614	JDF Construction Co. 5431 Woodland Ave Western Springs, IL 60558	

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## LEGAL DESCRIPTION

Order No.: 15WSA102580NA

For APN/Parcel ID(s): 18-07-421-021-0000

THE NORTH 12 FEET OF LOT 8 AND THE SOUTH 48 FEET OF LOT 9 IN BLOCK 46 IN FOREST HILLS OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, A SUBDIVISION BY HENRY EINFELDT AND GEORGE L. BRUCKERT OF THE EAST 1/2 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF BLOCKS 12, 13, 14 AND 15 IN "THE HIGHLANDS" BEING A SUBDIVISION OF THE NORTHWEST 1/4 AND THE WEST 800 FEET OF THE NORTH 144 FEET OF THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS LYING EAST OF A LINE 33 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID NORTHWEST 1/4 OF SECTION 7, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office