

UNOFFICIAL COPY

TRUSTEE'S DEED



Doc# 1634846025 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2016 01:57 PM PG: 1 OF 2

USI

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Above Space for Recorder's Use Only

THIS INSTRUMENT, made this 18th day of November, 2016 by Henry P. Nowak and Chestinne Nowak, as Co-Trustees of the Nowak Family Trust dated April 28, 2004 hereinafter referred to jointly as Grantors, and TRED, LLC, hereinafter referred to as Grantee:

4281 MORNINGSIDE, SOUTH HOLLAND, IL 60473

WHEREAS, Grantors are the duly acting Trustees of the Nowak Family Trust dated April 28, 2004, with full power and authority to execute this instrument pursuant to the trust instrument referred to herein.

NOW, THEREFORE, the Grantors, not individually but as such Trustees, in consideration of the sum of TEN DOLLARS (\$10.00) in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, does hereby Grant, Sell and Convey to: TRED, LLC 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 14063 Kilpatrick Avenue, Crestwood, IL 60445, legally described as:

PARCEL 1:

LOT 20 IN WOODCREST EAST FIRST ADDITION, BEING A RESUBDIVISION OF LOT 11 TO 17 IN BLOCK 1 OF ARTHUR T. MCINTOSH AND COMPANY'S BREMEN FARMS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1, AS SET FORTH IN PLAT OF WOODCREST EAST FIRST ADDITION SUBDIVISION RECORDED JUNE 29, 1977 AS DOCUMENT 23992625 AND AS SET FORTH IN THE DECLARATION OF PROTECTIVE COVENANTS, DATED AUGUST 19, 1977 AND RECORDED SEPTEMBER 15, 1977 AS DOCUMENT 24107474 FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: Covenants, conditions and restrictions of record listed in the title policy of even date issued by WFG National Title Insurance Company; public and utility easements; and general real estate taxes for 2016 and subsequent years.

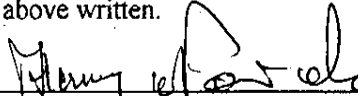
Permanent Index Number: 28-03-302-037-0000.

Address(es) of Real Estate: 14063 Kilpatrick Avenue, Crestwood, IL 60445


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

IN WITNESS WHEREOF, Grantors, not individually, but as Trustees aforesaid, has hereunto set their hand and seal the day and year first above written.



 Henry P. Nowak



 Chestinne Nowak, as Co-Trustees of the Nowak Family Trust
 dated April 28, 2004

STATE OF ILLINOIS)
) ss
 COUNTY OF WILL)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Henry P. Nowak and Chestinne Nowak, as Co-Trustees of the Nowak Family Trust dated April 28, 2004 personally known to me to be the same persons whose names 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 such Trustee for the uses and purposes therein set forth.

Given under my hand and official seal, this 18 day of November, 2016

Commission expires

OFFICIAL SEAL
 JOANNA L KELCH
 NOTARY PUBLIC, STATE OF ILLINOIS
 My Commission Expires Mar 15, 2020





 NOTARY PUBLIC

This instrument was prepared by: Albert J. Beaudreau, Attorney at Law, 11340 W. 159th Street, Orland Park, IL 60467

MAIL TO:
 TRED LLC
 4 EAST MORNING SIDE
 South Holland, IL
 60473

SEND SUBSEQUENT TAX BILLS TO:
 TRED LLC
 4 EAST MORNING SIDE
 SOUTH HOLLAND, IL
 60473

Grantors hereby expressly waive and release any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise. Grantors hereby covenant with and warrant to Grantee that Grantors are lawfully seized in fee simple of said premises and have the right to wsell an convey the same as aforesaid; and siad premises are free from all encumbrances except as noted above.

REAL ESTATE TRANSFER TAX		07-Dec-2016	
	COUNTY:	180.00	
	ILLINOIS:	360.00	
	TOTAL:	540.00	

28-03-302-037-0000 | 20161201688873 | 1-019-873-472