

UNOFFICIAL COPY

Doc#: 1707247105 Fee: \$50.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/13/2017 12:12 PM Pg: 1 of 2

Dec ID 20170301622410  
ST/CO Stamp 1-920-735-936 ST Tax \$129.00 CO Tax \$64.50

181  
NAT 17-263737  
TRUSTEE'S DEED  
(ILLINOIS)

THE GRANTOR, Jeff Nerud, as Trustee of The Jeff Nerud Living Trust Dated October 10, 2010 , for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), in hand paid, and pursuant to the power and authority vested in the Grantor as trustee convey to Maria A. Kraus and Jeffrey Kraus, not as tenants in common, but as joint tenants with the right of survivorship, all interest in the following described real estate commonly known as 4437 Joliet, Lyons, IL 60534, and legally known as:

EXHIBIT "A" LEGAL DESCRIPTION

LOT 91 (EXCEPT THE NORTH 18.53 FEET AND EXCEPT THE SOUTH 1.47 FEET THEREOF) IN MEYER'S SECOND ADDITION TO RIVER HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 18 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO:

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

This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling, SUBJECT, HOWEVER, to: all unpaid general taxes and special assessments; building lines; building, liquor and other restrictions of record, if any; party walls, party wall rights and party wall agreements, if any; Zoning and Building Laws and Ordinances; easements of record, if any;

Permanent Real Estate Index Number(s): 18-01-308-071-0000  
Dated this 10th day of March, 2017.

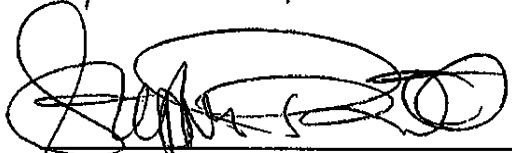
Jeff Nerud, as Trustee of the Jeff Nerud Living Trust  
Dated October 10, 2010

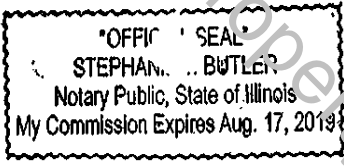
# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS,  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, 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 it signed, sealed and delivered in the instrument as its 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 10th day of March, 2017.

  
\_\_\_\_\_  
Notary Public



THIS INSTRUMENT PREPARED BY  
Richard A. Kocurek  
3306 Grove Avenue  
Berwyn, IL 60402

MAIL TO:

*Maria Kraus*  
*8030 Riverwalk Dr.*  
*Unit 6F*  
*Lyons, IL 60534*

SEND SUBSEQUENT TAX BILLS TO:

*Maria Kraus*  
*8030 Riverwalk Dr.*  
*Unit 6F*  
*Lyons, IL 60534*

REAL ESTATE TRANSFER TAX

10-Mar-2017



COUNTY: 64.50  
ILLINOIS: 129.00  
TOTAL: 193.50

18-01-308-071-0000 | 20170301622410 | 1-920-735-936