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Doc#: 1815649053 Fee: \$54.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/05/2018 10:20 AM Pg: 1 of 4

WARRANTY DEED
ILLINOIS STATUTORY

Dec ID 20180601688184
ST/CO Stamp 2-075-673-376

FIRST AMERICAN TITLE
FILE # 2912010

Preparer File:
FATIC No.: TP 2912010

THE GRANTOR(S), GREGORY D. BYRON and SANDRA A. RUDE, as Co-Trustees under the provisions of a Trust Agreement dated May 13, 2014, known as the BR Trust No. 14-1506, of the Village of Flossmoor, County of Cook, State of IL for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to GREGORY D. BYRON, and SANDRA A. RUDE, as Joint Tenants, 1504 Scott Cres, of the Village of Flossmoor, County of Cook, State of IL, all interest in the following described Real Estate situated in the County of COOK in the State of IL, to wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO: Covenants, conditions and restrictions of record; Private, public and utility easements and roads and highways; Party wall rights and agreements; Installments not due at the date hereof of any special tax or assessment for 2018 and subsequent years; General real estate taxes for the year 2018 and subsequent years

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): 31-12-307-002-0000

Address(es) of Real Estate: 1506 Scott Cres
Flossmoor, IL 60422-1722

Dated this 10th day of May, 2018

By Gregory D. Byron AS Co-Trustee
Gregory D. Byron, As Co-Trustee of the of Trust Agreement
dated May 13, 2014, known as the BR Trust No. 14-1506

By Sandra A. Rude AS Co-Trustee
Sandra A. Rude, As Co-Trustee of the of Trust Agreement
dated May 13, 2014, known as the BR Trust No. 14-1506



First American
Title Insurance Company

Warranty Deed – Living Trust

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STATE OF ILLINOIS, COUNTY OF Cook SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Gregory D. Byron and Sandra A. Rude, 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 10th day of May, 2018.



Rose Niven
Notary Public

Prepared by:
Mraibie & Associates
14497 John Humphrey Drive Suite 200
Orland Park, IL 60462

Mail To/Name and Address of Taxpayer:
Gregory D. Byron
1506 Scott Cres
Flossmoor, IL 60422-1722

Office of Cook County Clerk's Office



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Exhibit "A" – Legal Description

LOT 12 IN BLOCK 4 IN HEATHER HILL FIRST ADDITION, A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 5, 1964 AS DOCUMENT NUMBER 19064933, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office



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First American

First American Title Insurance Company
18501 Maple Creek Drive, Suite 950

Tinley Park, IL 60477
Phone: (708)429-0044
Fax: (866)524-5676

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: May 11, 2018

Signature: Rose Niven
Grantor or Agent

Subscribed and sworn to before me by the said Rose Niven, affiant, on May 11, 2018.

Notary Public

[Signature]



The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: May 11, 2018

Signature: Rose Niven
Grantee or Agent

Subscribed and sworn to before me by the said Rose Niven, affiant, on May 11, 2018.

Notary Public

[Signature]

Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

