

UNOFFICIAL COPY

113
NORTH AMERICAN
TITLE CO.

21-20654

WARRANTY DEED

Doc#: 2117528083 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/24/2021 09:50 AM Pg: 1 of 2

Dec ID 20210601670938
ST/CO Stamp 0-387-206-416 ST Tax \$465.00 CO Tax \$232.50

Property
THE GRANTORS, **SCOTT R. NIDAY** and **KIMBERLY A. NIDAY**, co-trustees, of the **NIDAY FAMILY TRUST**, dated **May 13, 2019**, of the Village of Orland Park, County of Cook, State of Illinois, for and in consideration of **TEN AND 00/100 DOLLARS (\$10.00)**, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **EUGENE MIKRUT** and **NICOLLETTA MIKRUT**, a married couple*, of 28310 Shining, Spring, Texas 77386, the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

* AS TENANTS BY THE ENTIRETY.

PARCEL 1: LOT 604 IN CRYSTAL TREE SIXTH ADDITION, BEING A RESUBDIVISION OF TAKE OUT PARCELS 411 AND 412 IN CRYSTAL TREE FOURTH ADDITION, OF PART OF THE EAST 1/2 OF SECTION 8, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. PARCEL 2: PRIVATE ROADWAY EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 OVER LOTS 215, 475 AND 477 FOR INGRESS AND EGRESS, AS SET FORTH IN THE DECLARATION RECORDED ON MARCH 24, 1988 AS DOCUMENT NUMBER 88121062 AND RE-RECORDED APRIL 28, 1988 AS DOCUMENT 88178671 AND CREATED BY DEED DATED MARCH 1, 1990 AND RECORDED MAY 30, 1990 AS DOCUMENT NUMBER 90250070, IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 27-08-406-044-0000

THIS INSTRUMENT WAS PREPARED BY: **PROPERTY ADDRESS:**

Kathy Svanascini, Attorney at Law
MIDWEST LAW GROUP
12608 S. Harlem Avenue
Palos Heights, IL 60463

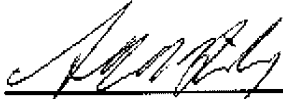
14730 Greenview Rd.
Orland Park, Illinois 60462

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption laws of the State of Illinois. **TO HAVE AND TO HOLD** said premises, forever.

Subject to: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of closing.

UNOFFICIAL COPY

DATED this 16th day of June 2021.



**SCOTT R. NIDAY, co-trustee, of the
NIDAY FAMILY TRUST,
dated May 13, 2019**




**KIMBERLY A. NIDAY, co-trustee, of the
NIDAY FAMILY TRUST, dated,
May 13, 2019**

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a notary public in and for said county, in the state aforesaid, do hereby certify that **SCOTT R. NIDAY and KIMBERLY A. NIDAY, co-trustees, of the NIDAY FAMILY TRUST, dated May 13, 2019,** 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 their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 16th day of June 2021.



**NOTARY PUBLIC
Commission Expires**



MAIL TO:

*DALTON + DALTON P.C.
6930 W 79th ST
BOLINGBROOK IL
60459*

SEND SUBSEQUENT TAX BILLS TO:

Eugene Mikrut
14730 Greenview Rd.
Orland Park, IL 60462