

TRUSTEE'S DEED
(Illinois)

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216ST162252PK 1/2

THIS INDENTURE, made this 24th day of February, 2022, between Grantor, Maria Nicoletta Paparella formerly known as Maria Nicoletta Abbinanti, as Successor Trustee of the Rosa Abbinanti Trust dated December 1, 2010, and Grantee, Matthew Mederer, of Chicago, Illinois

Doc#: 2207320049 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/14/2022 06:44 AM Pg: 1 of 2

Dec ID 20220301641713
ST/CO Stamp 0-939-632-016 ST Tax \$490.00 CO Tax \$245.00
City Stamp 1-846-519-184 City Tax: \$5,145.00

Above space for Recorder's Office Only

WITNESSETH, That grantor, in consideration of the sum of ten and no/100 dollars, receipt whereof is hereby acknowledged, and in pursuance of the power and authority vested in the grantor as said trustee and of every other power and authority the grantor hereunto enabling, does hereby convey and warrant unto the grantees in fee simple, the following described real estate, situated in the County of Cook and State of Illinois, to wit:

LOT 37 IN VOLK BROTHERS SHAW ESTATES BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 24, TOWNSHIP 40 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

SUBJECT TO: General taxes for 2020 and subsequent years and covenants; conditions; restrictions of record; and existing leases and tenancies.

Permanent Real Estate Index Number(s): 12-24-224-040

Address of Real Estate: 3720 N. Harlem, Chicago, Illinois 60634

IN WITNESS WHEREOF, the grantor, as trustee as aforesaid, hereunto set her hand and seals the day and year first above written.

Maria Nicoletta Paparella

Maria Nicoletta Paparella, as Successor Trustee of the Rosa Abbinanti Trust dated 12/1/10

State of Illinois, County of Cook. ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Maria Nicoletta Paparella formerly known as Maria Nicoletta Abbinanti, as Successor Trustee of the Rosa Abbinanti Trust dated December 1, 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 she signed, sealed and delivered the said instrument as her free and voluntary act as given under my hand and official seal, this 24th day of February, 2022.

Commission expires 6-15 2025

Elizabeth Chmielewski
Notary Public



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This instrument was prepared by: Gregory G. Castaldi
Attorney at Law
5521 N. Cumberland
Suite 1109
Chicago, Illinois 60656

Send subsequent tax bills to: Matthew Mederer
3720 N. Harlem
Chicago, Illinois 60634

Mail To: Justin R. Gaffney, Esq.
1771 Bloomingdale Rd.
Glendale Heights, Illinois 60139

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