# **UNOFFICIAL COPY**

Doc#. 2313913034 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 05/19/2023 09:37 AM Pg: 1 of 4

#### TRUSTEE'S DEED

MAIL TAX BILL TO:

Itzayana Santoyo 13643 Lavergne Ave. Crestwood, Illinois 60418 Dec ID 20230501623601

ST/CO Stamp 2-068-318-928 ST Tax \$300.00 CO Tax \$150.00

#### MAIL RECORDED DEED TO:

Beth Mann 15127 S. 73rd Ave Suite F Orland Park, IL 60462

THE GRANTOR, ERIC M. CHRISTENSON AND KATHRYN M. CHRISTENSON, AS CO-TRUSTEES UNDER THE I ROVISIONS OF "THE CHRISTENSON FAMILY TRUST" DATED THE 12 DAY OF OCTOBER, 2019 of 13643 Lavergne Ave., Crestwood, Illinois 60418, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to 15 ITZAYANA SANTOYO AND CARLOS SUAREZ, both UNHO/14d 14 LSONS OS JONT POST 9405 SPINAT AVE, VOCANILIZED AND LIBRARY, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit

#### SEL ATTACHED EXHIBIT A

Permanent Index Number: 28-04-201-024-00/00

Property Address: 13643 Lavergne Ave., Cresiv and, Illinois 60418

Subject, however, to the general real estate taxes not due and payable at the time of Closing, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

Hereby releasing and waiving all rights under and by virtue of in Homestead Exemptions Laws of the State of Continue of the continue of th Illinois.

FIDELITY NATIONAL TITLE OC23006941

002300694/

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DATED this	11	day of _	<u> </u>	均
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KATHRYNM.	CHRIS	TENSO	N.	
AS TRUSTEE			· ••	
STATE OF ILLI	NOIS	).		
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COUNTY OF _	A. A.	リット		

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I, the undersigned, a Nota y Public in and for said County, in the State aforesaid, do hereby certify that ERIC M. CHRISTENSON AND KATARYN M. CHRISTENSON, 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this

KARINA GARCIA

NOTARY PUBLIC - STATE OF ILLINOIS

Notary Public

C/O/X/S O/S/CO

PREPARED BY:

Berardi and Associates, LLC Attorney Andrew D. Costa 14919 Founders Crossing Homer Glen, Illinois 60491

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Exhibit "A" - Legal Description

Property of County Clerk's Office

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### **EXHIBIT A**

Order No.: OC23006941

For APN/Parcel ID(s): 28-04-201-024-0000 For Tax Map ID(s): 28-04-201-024-0000

LOT 3 IN CRESTVIEW GARDENS FIRST ADDITION, BEING A SUBDIVISION OF THE WEST 600 IN.

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OF COLUMN CLORK'S OFFICE FEET OF LOT 4 IN ARTHUR T. MCINTOSH AND COMPANY RICHWOOD FARMS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH,

RANGE 13 FAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.