

UNOFFICIAL COPY

CORPORATE WARRANTY DEED

Doc#: 2334213075 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/08/2023 09:48 AM Pg: 1 of 4

MAIL TAX BILL TO:
DARIUS JOHNSON,
14642 AVERS AVE.,
MIDLOTHIAN, ILLINOIS 60445

Dec ID 20231101664999
ST/CO Stamp 1-010-008-016 ST Tax \$268.00 CO Tax \$134.00

MAIL RECORDED DEED TO:
Kathleen Cunningham
19201 LaGrange Road #205
Mokena, Illinois 60442

THE GRANTOR, **CROSS TOWN BUILDERS, INC.**, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, in hand paid, CONVEYS AND WARRANTS to DARIUS JOHNSON, (an) married man, of 4795 Hickory Creek, University Park, IL, right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

SEE ATTACHED EXHIBIT A

Permanent Index Number: 28-11-125-038-0000
Property Address: 14642 Avers Ave., Midlothian, Illinois 60445

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 the Homestead Exemptions Laws of the State of Illinois.



**VILLAGE OF
MIDLOTHIAN**
Real Estate Payment Stamp

6399

FIDELITY NATIONAL TITLE

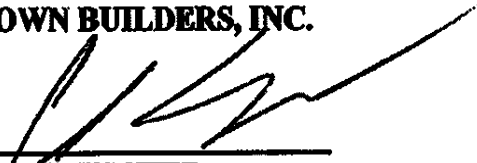
OC 23017353

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In Witness whereof, said corporation has caused its corporate seal to be affixed hereto, and this document executed on its behalf by its corporate officer on this 27 day of October, 2023.

CROSSTOWN BUILDERS, INC.

By:

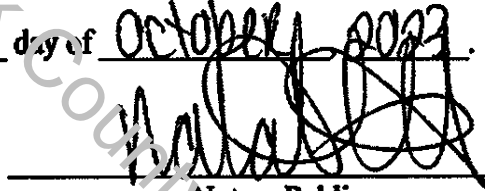


CHRIS FISCHER,
CORPORATE OFFICER

STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that CHRIS FISCHER personally known to me to be corporate officer of CROSSTOWN BUILDERS, INC., an Illinois Corporation, appeared before me this day in person, and severally acknowledged that as such corporate officer, he signed, sealed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as his free and voluntary act, and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 27th day of October, 2023.



Notary Public



PREPARED BY:
Berardi and Associates, LLC
Attorney Mark M. Berardi
14919 Founders Crossing
Homer Glen, Illinois 60491

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Exhibit "A" – Legal Description

LOT 13 AND LOT 14 (EXCEPT THE SOUTH 10 FEET) IN BLOCK 15 IN A.T. MCINTOSH MIDLOTHIAN MANOR, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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REAL ESTATE TRANSFER TAX

04-Dec-2023



COUNTY:	134.00
ILLINOIS:	268.00
TOTAL:	402.00

28-11-125-038-0000

| 20231101664999 | 1-010-008-016

Property of Cook County Clerk's Office