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FIDELITY NATIONAL
TITLE INSURANCE

2 of 4

0024001191

Doc#: 2405241185 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/21/2024 01:26 PM Pg: 1 of 4

TRUSTEE'S DEED

Dec ID 20240201631206
ST/CO Stamp 0-705-069-616 ST Tax \$119.00 CO Tax \$59.50

MAIL TAX BILL TO:

~~Maximus Mila
8740 South Richmond Avenue
Evergreen Park, Illinois 60805~~
GRANTEE'S ADDRESS

MAIL RECORDED DEED TO:

Crosstown Builders Inc
15252 W. 143rd St
Homer Glen, IL 60491

THE GRANTOR, JOHN VANDEWERKEN, as successor trustee of the JOAN M. CERULLI REVOCABLE TRUST, DATED JANUARY 21, 2018, of 8740 South Richmond Avenue, Evergreen Park, Illinois 60805, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEYS AND WARRANTS to * MAXIMUS MILA, 15252 W. 143rd St Homer Glen IL 60491 all 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

* Crosstown Builders Inc,
dba

Permanent Index Number: 24-01-104-028-0000
Property Address: 8740 South Richmond Avenue, Evergreen Park, Illinois 60805


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.

No. 6438
Village of Evergreen Park
\$ 595.00
Address: 8740 S Richmond
Real Estate Transaction Stamp

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DATED this 9 day of February 24.

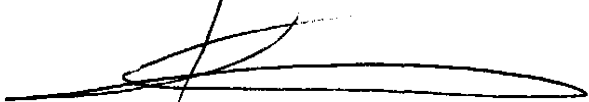


JOHN VANDEWERKEN,
AS SUCCESSOR TRUSTEE

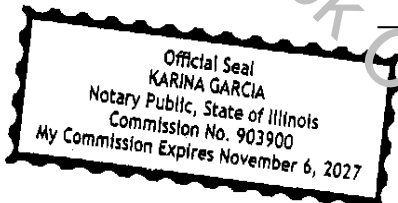
STATE OF ILLINOIS)
) SS
COUNTY OF Will)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **JOHN VANDEWERKEN**, as successor trustee of the **JOAN M. CERULLI REVOCABLE TRUST, DATED JANUARY 21, 2012**, 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 he signed, sealed and delivered the said instrument, as his 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 9 day of February, 24.



Notary Public



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

PROPERTY OF COOK COUNTY CLERK'S OFFICE

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Exhibit "A" – Legal Description

**LOT 26 IN BLOCK 1 IN J.E. MERRION AND COMPANY'S BEVERLY VIEW, BEING A
SUBDIVISION OF THE WEST
HALF OF THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 1,
TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS**

Property of Cook County Clerk's Office

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REAL ESTATE TRANSFER TAX

13-Feb-2024



COUNTY:	59.50
ILLINOIS:	119.00
TOTAL:	178.50

24-01-104-028-0000

| 20240201631206 | 0-705-069-616

Property of Cook County Clerk's Office