

# UNOFFICIAL COPY

## WARRANTY DEED

Illinois Statutory

H 80949  
Mall to:  
brock mlyr (aw)  
10 S LaSalle #2420  
Chicago, IL 60603



Doc# 1923134077 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/19/2019 01:15 PM PG: 1 OF 3

Name & Address of Taxpayer:

Samantha Rivera  
2919 N. Natoma Ave #11  
Chicago, IL 60634

RECORDER'S STAMP

The GRANTOR(S): **JESSICA CALDERON**, of the City of Chicago, County of Cook, 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, **SAMANTHA L. RIVERA**, a single woman, of 2831 W. 73<sup>rd</sup> Ave, Elmwood Park, IL 60707, GRANTEE(S), following described land in the County of Cook, State of Illinois; to wit:

\* a single woman

SEE ATTACHED LEGAL DESCRIPTION

Subject to: General real estate taxes not due and payable at the time of Closing, covenants, conditions and restrictions of record, building lines and easements, if any, so long as they do not interfere with the current use and enjoyment of the Real Estate

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.

Permanent Real Estate Index Number(s): **13-30-219-071-0000**

Property Address: **2919 N. NATOMA AVENUE, UNIT 11, CHICAGO, ILLINOIS 60634**

Dated: This 16 day of August, 2019

Jessica Calderon  
JESSICA CALDERON

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

### REAL ESTATE TRANSFER TAX



CHICAGO: 1,950.00  
CTA: 780.00  
TOTAL: 2,730.00 \*

19-Aug-2019

13-30-219-061-0000 | 20190801662129 | 2-073-295-968

\* Total does not include any applicable penalty or interest due.

S Y  
P 3  
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SC      
E X  
INT

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STATE OF ILLINOIS }  
COUNTY OF COOK }

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY THAT, **JESSICA CALDERON**, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/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 16<sup>th</sup> day of August, 2019



WITNESS my hand and official seal.

Signature 

My Commission Expires: \_\_\_\_\_



**PREPARED BY:**  
JAMES P. ANTONOPOULOS  
ATTORNEY AT LAW  
5045 N. HARLEM AVENUE  
CHICAGO, ILLINOIS 60656

<b>REAL ESTATE TRANSFER TAX</b>		19-Aug-2019
	COUNTY:	130.00
	ILLINOIS:	260.00
	TOTAL:	390.00
13-30-219-061-0000	20190801662129   1-207-812-704	

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## PARCEL 1:

UNIT 2919-11, THAT PART OF THE SOUTH 1/2 OF LOT 102 IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD RIGHT OF WAY) OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN PERPENDICULAR TO THE SOUTH LINE OF LOT 102, AT A POINT WHICH IS 234.78 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 102, AS MEASURED ALONG SAID SOUTH LINE OF LOT 102, TO A POINT ON THE NORTH LINE OF SAID LOT 102 WHICH IS 234.84 FEET EAST OF THE NORTHWEST CORNER OF LOT 102, AS MEASURED ALONG SAID NORTH LINE OF LOT 102, IN COOK COUNTY, ILLINOIS

## PARCEL 2:

A NON EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, CONVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED DECEMBER 30, 2004 AS DOCUMENT 0436519071 AND AMENDED AND RESTATED BY INSTRUMENT RECORDED JANUARY 10, 2005 AS DOCUMENT 0501027033 AND FIRST AMENDMENT RECORDED APRIL 21, 2005 AS DOCUMENT 0511118133 AND SECOND AMENDMENT RECORDED OCTOBER 19, 2005 AS DOCUMENT 0529219025 AND AS CREATED BY DEED FOR THE PURPOSE OF INGRESS AND EGRESS OVER THE FOLLOWING DESCRIBED LAND: THE SOUTH 10 FEET OF THE NORTH 1/2 OF LOT 102 IN FIRST ADDITION TO MONT CLARE GARDENS, AFORESAID, AND THE NORTH 10 FEET OF THE SOUTH 1/2 OF LOT 102 IN FIRST ADDITION TO MONT CLARE GARDENS, AFORESAID, IN COOK COUNTY, ILLINOIS

P.I.N. 13-30-219-071-0000

C/K/A 2919 N NATOMA AVENUE, UNIT 11, CHICAGO, ILLINOIS 60634

Proposed Cook County Clerk's Office