

# UNOFFICIAL COPY

**Warranty DEED  
ILLINOIS STATUTORY**

Doc#: 2123641088 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/24/2021 11:18 AM Pg: 1 of 3

Dec ID 20210801637155  
ST/CO Stamp 1-605-797-648 ST Tax \$89.00 CO Tax \$44.50  
City Stamp 0-598-587-152 City Tax: \$934.50

**FIRST AMERICAN TITLE**  
FILE # 304276

THE GRANTOR(S), BRIAN J LAVIN, a married man, of the City of OAK FOREST, County of COOK, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and Warrant(s) to ROSA CALDERON, ~~an unmarried woman~~ (GRANTEE'S ADDRESS) 2444 W 111TH ST- UNIT 3C, CHICAGO, IL 60655 of the County of COOK, all interest in the following described Real Estate situated in the COOK in the State of Illinois, to wit:

**SUBJECT TO:**

Covenants, conditions and restrictions of record, Private, public and utility easements and roads and highways, Party wall rights and agreements, Special taxes or assessment for improvements not yet completed, Any confirmed special tax or assessment, Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed, General taxes for the year 2020 and subsequent years including taxes which may accrue by reason of new or additional improvements during the years 2020 AND SUBSEQUENT YEARS.

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not Homestead property for Grantor.

Permanent Real Estate Index Number(s): 24-13-430-040-1023  
Address(es) of Real Estate: 2444 W. 111TH ST- UNIT 3C, CHICAGO, IL 60655

Dated this 12 day of August, 2021

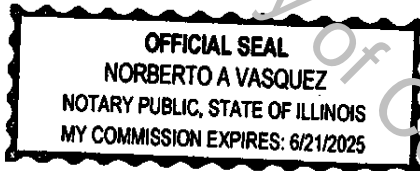

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BRIAN J LAVIN

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT BRIAN J LAVIN, personally known to me to be the same person(s) whose name(s) is 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 official seal, this 12 day of August, 2021


 (Notary Public)
*Prepared By:*

**LAW OFFICES OF ESPERANZA RIVERA-VALENZUELA, LLC**  
**6418 W OGDEN AVE**  
**BERWYN, IL 60402**

*Mail To:*

**ROSA CALDERON**  
 2444 W. 111TH ST- UNIT 3C  
 CHICAGO, IL 60655

*Name & Address of Taxpayer:*

**ROSA CALDERON**  
 2444 W. 111TH ST- UNIT 3C  
 CHICAGO, IL 60655

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## EXHIBIT A

### LEGAL DESCRIPTION

Legal Description: UNIT 3-C (2444) IN BEVERLY COURTYARD CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 69, 70, 71, 72, 73 AND 74 IN THE SOUTHTOWN BEING A RESUBDIVISION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH SURVEY IS ATTACHED AS AN EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 3, 2005 AS DOCUMENT NO. 0506219082, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 24-13-430-040-1023 (Vol. 444)

Property Address: 2444 W 111th St 3C, Chicago, Illinois 60655

Property of Cook County Clerk's Office