

# UNOFFICIAL COPY

Doc#: 2222249129 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/10/2022 11:45 AM Pg: 1 of 3

Dec ID 20220801698027  
ST/CO Stamp 1-055-547-984 ST Tax \$139.00 CO Tax \$69.50

WARRANTY DEED  
ILLINOIS STATUTORY  
Individual

THE GRANTOR(S), Yesenia Valdovinos, presently of the Village of Crestwood, Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to Christian Hernandez, Juan De Dios Hernandez & Guillermina Silvia Sosa, of 9213 South 50th Avenue, Oak Lawn, IL 60453 as joint tenancy, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

*See Exhibit "A" attached hereto and made a part hereof*


SUBJECT TO: Covenants, conditions and restrictions of record including any by the homeowners' association, Public and utility easements and roads and highways, General taxes for the year 2021 and subsequent years.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 28-04-301-018-1075

Address(es) of Real Estate: 14028 Laramie Ave, Unit 1718, Crestwood, IL 60418

Dated this 3 day of August 20 2022

  
\_\_\_\_\_  
Yesenia Valdovinos

Chicago Title  
22C265050 30MP  
Per NY 1047

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STATE OF ILLINOIS,  
COUNTY OF

SS.

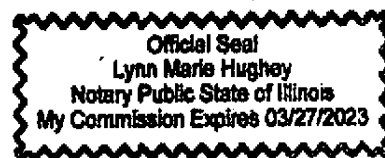
Will

I, the undersigned, a Notary Public in and for said County, in the State aforesaid Yesenia Valdovinos personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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

3<sup>rd</sup> day of August 20 22

Lynn Marie Hughey (Notary Public)



**Prepared by:**

Daniel P. Fitzgerald, Esq.  
The Fitzgerald Law Firm, P.C.  
1220 Iroquois Avenue, Suite 104  
Naperville, IL 60563

**Mail To:**

David Koch, Esq.  
Koch & Associates  
5947 W. 35th Street  
Cicero, IL 60804

**Name and Address of Taxpayer:**

Christian De Dios Hernandez  
Juan De Dios Hernandez  
Guillermina Silvia Sosa  
14028 Laramie Ave, Unit 1718  
Crestwood, IL 60418

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## Exhibit "A" – Legal Description

**PARCEL 1: UNIT 1718 IN THE SANDPIPER SOUTH UNIT NO. 7, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 14, 15, 16 AND 17 IN SANDPIPER SOUTH SUBDIVISION UNIT NO. 6, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 36 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 24683759, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 RECORDED DECEMBER 12, 1973 AS DOCUMENT 22570315 AND AMENDED BY DOCUMENT 24683760 AND AS CREATED BY DEED FROM BEVERLY BANK AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 22, 1972 AND KNOWN AS TRUST NUMBER 8-4011 AS DOCUMENT 23727539 FOR THE PURPOSE OF INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS**