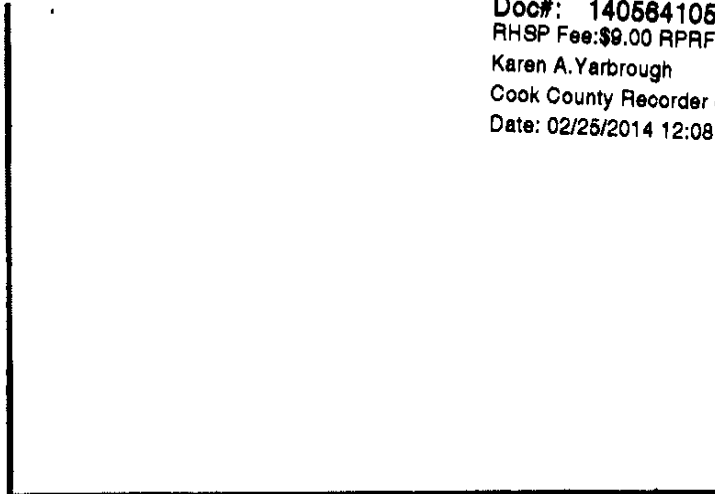




Doc#: 1405641054 Fee: \$44.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 02/25/2014 12:08 PM Pg: 1 of 4

**WARRANTY DEED**  
**Statutory (Illinois)**



THE GRANTORS, Daniel Larkin, ~~a married man~~, and Christine Larkin, ~~a married woman~~, as joint tenants, of the City of Chicago, 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, TRANSFER and WARRANT to Vincent Frantz, an unmarried man, of the City of St. Charles, County of Kane, State of Illinois, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*husband and wife* DL  
*CL*

FOR LEGAL DESCRIPTION  
SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Property Address: 2112 W. Belmont Ave., Unit 3K, Chicago, IL 60618  
P.I.N.: 14-19-330-053-1004

SUBJECT TO: covenants, conditions, and restrictions of record; public and utility easements; special governmental taxes or assessments for improvements not yet completed; unconfirmed special governmental taxes or assessments; general real estate taxes not yet due and payable.

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

Dated: as of this 29 day of January, 2014

REAL ESTATE TRANSFER		02/06/2014
	COOK	\$192.50
	ILLINOIS:	\$385.00
	TOTAL:	\$577.50

14-19-330-053-1004 | 20140101605016 | 6RNE7W

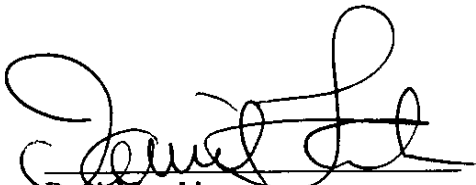
STEWART TITLE COMPANY  
2055 W. Army Trail Rd. Suite 110  
Addison, IL 60101  
630-889-4050

REAL ESTATE TRANSFER		02/04/2014
	CHICAGO:	\$2,887.50
	CTA:	\$1,155.00
	TOTAL:	\$4,042.50

14-19-330-053-1004 | 20140101605016 | D2FZ0W

S Y  
P 4  
S N  
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INT AB

# UNOFFICIAL COPY

  
Daniel Larkin

  
Christine Larkin



STATE OF \_\_\_\_\_

KINGDOM OF ENGLAND

SS.



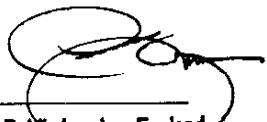
COUNTY OF \_\_\_\_\_

CITY OF LONDON

SS

I, the undersigned, a Notary Public in and for said <sup>City</sup> ~~County~~ and State aforesaid, DO HEREBY CERTIFY, that Daniel Larkin and Christine Larkin are personally known to me to be the same persons whose names are subscribed to the forgoing instrument, appeared before me this day in person and acknowledged that he and she signed and delivered the said instrument as his and 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 29 day of January 2014.



Notary Public Notary Public London, England  
(Christopher G. Higgins)

My Commission expires at Death



**THIS INSTRUMENT**

**PREPARED BY:**

Benamin M. Altshul  
Rudolph Kaplan LLC  
20 N. Clark St., Suite 2500  
Chicago, IL 60602

**WHEN RECORDED**

**RETURN TO:**

Benamin M. Altshul  
Rudolph Kaplan LLC  
20 N. Clark St., Suite 2500  
Chicago, IL 60602

**SEND FUTURE TAX**

**BILLS TO:**

Vincent Frantz  
2112 W. Belmont Ave., Unit 3  
Chicago, IL 60618

# UNOFFICIAL COPY

COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

Property of Cook County Clerk's Office



COOK COUNTY  
RECORDER OF DEEDS  
SCANNED BY \_\_\_\_\_

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## EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit R-3 together with its undivided percentage interest in the common elements in The 2112 W. Belmont Condominium, as delineated and defined in the Declaration recorded as document number 0701815059, in Section 19, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of Parking Space P-3, as a Limited Common Element as delineated on a Survey attached to the Declaration aforesaid recorded as Document Number 0701815059.

 **COOK COUNTY**  
**RECORDER OF DEEDS**  
SCANNED BY \_\_\_\_\_

Cook County Clerk's Office