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Doc# 1912319038 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/03/2019 12:54 PM PG: 1 OF 2

WARRANTY DEED

Joint Tenant

File No: 1999370

THIS INDENTURE WITNESSETH that the Grantor(s), Derek Larsen and Katherine Larsen, f/k/a Katherine Hunt, husband and wife, of the City of Chicago, County of Cook and State of Illinois for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) TO Sergio Penavades* and Jessica Ginesta Legasto, of 420 W. Belmont Ave., #11 A, Chicago, IL 60657, not as Tenants in Common but as Joint Tenants, the following described real estate, to-wit:

*Suarca Ileana

PARCEL 1: UNIT NUMBER 3 IN THE 3243 NORTH SEMINARY CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 7 IN BLOCK 6 IN BAXTER'S SUBDIVISION OF THE SOUTH 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED DOCUMENT NUMBER 00999421, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED DOCUMENT NUMBER 00999421.

Permanent Real Estate Index Number: 14-20-423-054-1003

Address of Real Estate: 3243 N Seminary Ave Unit 3, Chicago, IL 60657

Subject to the following restrictions: a) all taxes and special assessments for the year 2018 and thereafter; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) roads and highways e) terms, provisions, covenants, conditions, restrictions and options in rights and easements established by the Declaration of Condominium Ownership recorded as Documents Number 00999421, as amended from time to time, and (f) provisions, limitations and conditions as imposed by the "Condominium Property Act"; situated in, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

{Signature Page to Follow}


Old Republic Title
9601 Southwest Highway
Oak Lawn, IL 60453

1999370 1/2

S Y
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Dated this 29 Day of April, 2019


Derek Larsen


Katherine Larsen f/k/a Katherine Hunt

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

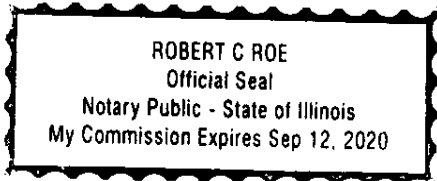
REAL ESTATE TRANSFER TAX		02-May-2019
	CHICAGO:	3,637.50
	CTA:	1,455.00
	TOTAL:	5,092.50 *

14-20-423-054-1003 | 20190401659927 | 1-293-952-928

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

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT , Derek Larsen and Katherine Larsen f/k/a Katherine Hunt, personally known to me to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, 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 29 day of April, 2019.




Notary Public

This Instrument was prepared by:

Rob Roe and Associates P.C.
111 W Jackson Blvd, Suite 1700
Chicago IL 60604

REAL ESTATE TRANSFER TAX		03-May-2019
	COUNTY:	242.50
	ILLINOIS:	485.00
	TOTAL:	727.50

14-20-423-054-1003 | 20190401659927 | 1-438-050-208

Future Tax Bills to:
Sergio Penavades and Jessica Ginesta Legasto
3243 N. Seminary Ave., Unit 3
Chicago, IL 60657

After recording return document to:
SJ Chapman
53 W. Jackson Blvd Ste. 401-123 N Wacker #2300
Chicago, IL ~~60618~~ 60606