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WARRANTY DEED

AFTER RECORDING MAIL TO:

Alexandar Arsenijevic
4304 N. Saint Louis Ave., Unit 1A
Chicago, IL 60618

MAIL REAL ESTATE TAX BILL TO:

Alexandar Arsenijevic
4304 N. Saint Louis Ave., Unit 1A
Chicago, IL 60618

Doc#: 2236255118 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/28/2022 11:31 AM Pg: 1 of 3

Dec ID 20221201619064
ST/CO Stamp 0-653-999-440 ST Tax \$185.00 CO Tax \$92.50
City Stamp 0-117-128-528 City Tax: \$1,942.50

(Reserved for Recorders Use Only)

THE GRANTOR: Jane Pasakarnis n/k/a Janet Sanchez, a married person, joined by their spouse, **Guadalupe Sanchez**, signing to waive homestead only, of **4304 N. Saint Louis Ave., Unit 1A, Chicago, IL 60618**, for and in consideration of **TEN AND 00/100THS (\$10.00) DOLLARS** and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to **Alexandar Arsenijevic**, a single man, to have and to hold, the following described Real Estate, situated in the County of **Cook**, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

Commonly known as: 4304 N. Saint Louis Ave., Unit 1A, Chicago, IL 60618
PIN: 13-14-401-044-1004

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

SUBJECT TO: (a) General real estate taxes not due and payable at the time of closing; (b) Special Assessments confirmed after Contract date; (c) Building, building line and use or occupancy restrictions, conditions and covenants of record; (d) Zoning laws and Ordinances; (e) Easements for public utilities; (f) Drainage ditches, feeders, laterals and drain tile, pipe or other conduit.

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DATED this 9th day of December, 2022.

Janet Sanchez

Janet Pasakarnis n/k/a Janet Sanchez

Guadalupe Sanchez

Guadalupe Sanchez

STATE OF Virginia)
)SS
COUNTY OF Loudoun)

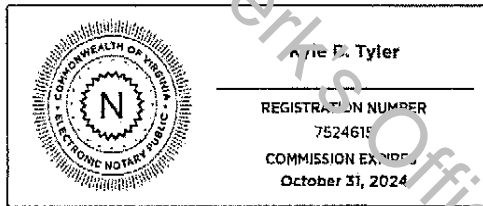
I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that **Janet Pasakarnis n/k/a Janet Sanchez and Guadalupe Sanchez**, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and individually acknowledged that he/she signed and delivered the said instrument as his/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 9th day of December, 2022.

Kyle D. Tyler
Notary Public

NAME AND ADDRESS OF PREPARER:

Justine A. Hausner
Hausner Law Group, LLC
161 N. Clark St., 16th Floor
Chicago, IL 60601



Notarized online using audio-video communication

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LEGAL DESCRIPTION

Order No.:22GSC330114LP

For APN/Parcel ID(s):13-14-401-044-1004

UNIT 4304-1A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMONELEMENTS IN 4304-4306 NORTH SAINT LOUIS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0624-10065, IN THE WEST 1/2 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office