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Doc#. 2307546150 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/16/2023 01:53 PM Pg: 1 of 3

Dec ID 20221201615633
ST/CO Stamp 0-100-753-616 ST Tax \$203.00 CO Tax \$101.50

769333 1/2
**WARRANTY DEED
ILLINOIS STATUTORY**

**Citywide Title Corporation
111 W. Washington St, Ste. 1301
Chicago IL 60602**

THE GRANTOR(S)

Brian Janus and Teresa Janus, husband and wife

of the City of Arlington Hts, County of Cook, State of IL for and in consideration of \$10.00 (Ten and 00/100) dollar(s), and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to

Marisol Pena Martinez, a single woman, individually

of 2439 E Brandenberry Ct, 1F, Arlington Hts, IL 60004, of the County of Cook, 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 and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

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

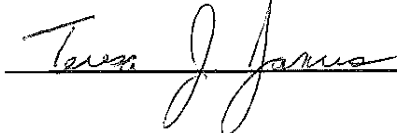
Permanent Real Estate Index Number(s): 03-21-402-014-1275

Address(es) of Real Estate: 2403 E Olive Street, Arlington Heights, IL 60004
- unit IL

Dated this 23 day of December, 2022.



Brian Janus



Teresa Janus

This property is not homestead as to the Grantor(s)

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STATE OF Illinois COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT

Brian and Teresa Janus

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 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 23rd day of December, 2022

Debra L. Citro (Notary Public)



Prepared by:

Bush & Associates Legal Services, Ltd.
1033 E. State Street
Geneva, IL 60134

Mail to:

The Law Office of Gerardo Badiano, P.C.
121 S Wilke Rd, Ste 301
Arlington Hts, IL 60005

Name and Address of Taxpayer:

Marisol Pena Martinez
2403 E Olive St. Unit 1L
Arlington Hts, IL 60004

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File No: 769333

EXHIBIT "A"

UNIT NO. 9-1-L, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BRANDENBERRY PARK EAST CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 25108489, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

03.20402.014.1275 Ⓟ

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This page is only a part of a 2016 ALTA® Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; and Schedule B, Part II-Exceptions.

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