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Doc#. 2332141194 Fee: \$107.00

Karen A. Yarbrough Cook County Clerk

Dec ID 20231001657107

Date: 11/17/2023 10:44 AM Pg: 1 of 3

City Stamp 0-402-114-512 City Tax: \$3,307.50

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTOR (NAME AND ADDRESS)

Luis Martinez, Jr. 5224 West Roscoe Street Chicago, IL 60641

Chicago Title

(The Above Space for Recorder's Use Only)

ST/CO Stamp 1-165-412-304 ST Tax \$315.00 CO Tax \$157.50

THE GRANTOR Luis Martinez, Jr., a married man, of 5224 West Roscoe Street, Chicago, IL 60641 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEYS AND WARRANTS to Tomislav Bogicevic, () a single man () a married man, of 514 North Washington Avenue, Park Ridge, IL 60068, in fee simple forever, the following described real extate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 13-21-314-031-0000

Property Address: 5224 West Roscoe Street, Chicago, IL 60641

Hereby releasing and waiving all rights under and by virtue of the Homer ead Exemption Laws of the State of Illinois

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.

Dated this 23rd day of October, 2023.

Luis Martinez, Jr.

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Luis Martinez, Jr. 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 acknowledged that he signed, sealed and delivered in the instrument as his 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 23rd day of 10th, 2023.

THIS INSTRUMENT PREPARED BY Vasilios S Sarikas The Sarikas Law Group, LLC 111 W. Washington St Ste 1201 Chicago, IL 60602

MAIL TO:

OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires April 03, 2027

SEND SUBSES.

Tomislav Bogicevic

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EXHIBIT A LEGAL DESCRIPTION

LOT 45 IN N.S. BUDZBAN'S RESUBDIVISION OF LOTS 9 TO 16 INCLUSIVE IN BLOCK 3, LOTS 1 TO 8 INCLUSIVE THE EAST HALF OF LOT 11 ALL OF LOTS 12, 13, 14, AND WEST HALF OF LOT 15 IN BLOCK 4 IN HIELD AND MARTIN'S SUBDIVISION OF THE EAST HALF OF THE NORTHEAST 1/4 OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office