

UNOFFICIAL COPY

PREPARED BY:

David Richardson
Nery & Richardson LLC
4258 West 63rd Street
Chicago, Illinois 60629



Doc#: 1433057081 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/26/2014 12:55 PM Pg: 1 of 2

MAIL TAX BILL TO:

Mateo Farzaneh
6900 N Kolmar Ave.
Lincolnwood, IL 60712

MAIL RECORDED DEED TO:

Mateo Farzaneh
6900 N Kolmar Ave.
Lincolnwood, IL 60712

40016221 (1/1) **GIT** 11-24 **SPECIAL WARRANTY DEED**

THE GRANTOR(S), Pacific Global Bank, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, REMISE(S), RELEASE(S), AND CONVEY(S) to Mateo M. Farzaneh and Babak Shakib, not as tenants in common, but as joint tenants with rights of survivorship, all right, title, and interest in the following described real estate situated in the County of Cook, State of Illinois, to wit:

LOT 6 IN BLOCK 2 IN BRYN MAWR GARDENS SUBDIVISION OF LOT 1 IN SUBDIVISION BY CITY OF CHICAGO OF THE NORTH 1/2 OF SECTION 11, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN(s): 13-11-204-003-0000

Commonly known as 3247 W. Bryn Mawr Ave., Chicago, IL 60659

Subject to: General taxes for 2014 and subsequent years; covenants, conditions and restrictions of record; public and utility easements; existing leases and tenancies, if any; all special governmental taxes or assessments confirmed and unconfirmed.

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

TO HAVE AND TO HOLD said premises forever.

Grantor(s), for itself and its successors, does hereby represent, covenant, promise and agree, to and with Grantee(s), its successors and assigns, that it has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner, encumbered or charged, except as herein recited; and the said Grantor(s) will only warrant and defend the right and title to the above described property unto the said Grantee(s), its successors and assigns, against the claims of those persons claiming by, through or under Grantor(s), but not otherwise.

Dated this 20th Day of November 20 14

PACIFIC GLOBAL BANK

By: Betty Chow
Betty Chow, President

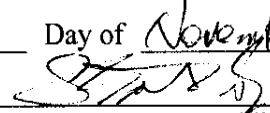
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Warranty Deed - *Continued*

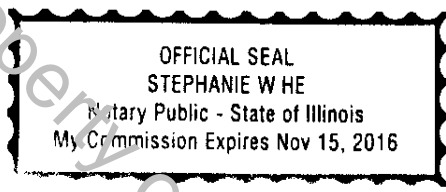
STATE OF ILLINOIS) SS.
 COUNTY OF COOK)


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Betty Chow, President of Pacific Global Bank, personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, 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 20 Day of November 20 14


 Notary Public

My commission expires: 11/15/2016



REAL ESTATE TRANSFER TAX		21-Nov-2014
	CHICAGO:	1,668.75
	CTA:	677.50
	TOTAL:	2,336.25
13-11-204-003-0000 20141101646315 1-319-318-144		

REAL ESTATE TRANSFER TAX		21-Nov-2014
	COUNTY:	111.25
	ILLINOIS:	222.50
	TOTAL:	333.75
13-11-204-003-0000 20141101646315 1-493-512-832		