

UNOFFICIAL COPY

PREPARED BY:

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

Doc# 2207646153 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/17/2022 12:03 PM Pg: 1 of 5

Dec ID 20220301642469

City Stamp 0-187-622-800

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

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, President

Warranty Deed - Continued

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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, 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

[Signature]

Notary Public

My commission expires: 11/15/2016



Property of Cook County Clerk's Office

UNOFFICIAL COPY STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated Feb 15, 2022 Signature: [Signature]
Grantor or Agent

BABAK SHAKIS

Subscribed and sworn to before me by the
said _____
this _____ day of _____

Certificate Attached for
California Notary Wording

Notary Public

The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated February 25, 2022 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said mateo mohammad farzaneh
this 25 day of FEBRUARY

2022
[Signature]
Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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MUNICIPAL TRANSFER STAMP
(If Required)

COUNTY/ILLINOIS TRANSFER STAMP
(If Required)

REAL ESTATE TRANSFER TAX	08-Mar-2022
CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *



13-11-204-003-0000 | 20220301642469 | 0-187-622-800
 Total does not include any applicable penalty or interest due.

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CALIFORNIA JURAT

GOVERNMENT CODE § 8202

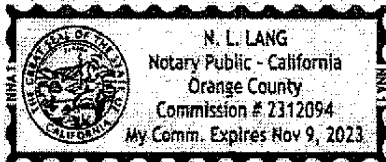
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Orange

Subscribed and sworn to (or affirmed) before me on

this 15th day of February, 2022, by
Date Month Year



(1) Babak Shakib

and (2) _____

Name(s) of Signer(s)

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

Signature

Signature of Notary Public

Place Notary Seal and/or Stamp Above

OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document: Statement by Grantor and Grantee

Document Date: February 15, 2022 Number of Pages: 1

Signer(s) Other Than Named Above: _____