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**SPECIAL WARRANTY DEED
ILLINOIS STATUTORY
(LLC TO INDIVIDUAL)**

Doc#: 2209517167 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/05/2022 03:36 PM Pg: 1 of 3

MAIL TO:

Victor + Leonardo Sanchez
7238 S Paulina
Chicago IL 60636

Dec ID 20220401670281
ST/CO Stamp 0-114-410-384 ST Tax \$225.00 CO Tax \$112.50
City Stamp 0-904-250-256 City Tax: \$2,362.50

NAME & ADDRESS OF TAXPAYER:

Victor + Leonardo Sanchez
7238 S Paulina
Chicago IL 60636

THE GRANTOR(S), **ADRIAN'S CONSTRUCTION LLC**, ^{1807 N. 20th, Melrose Park IL} an Illinois Limited Liability Company, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the STATE OF ILLINOIS, for and in consideration of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable considerations in hand paid, and pursuant to the authority given by the Managers of said company, GRANTS, SELLS, REMISES, ALIENS AND CONVEYS to, **VICTOR D. SANCHEZ AND LEONARDO DANIEL SANCHEZ**, ~~as unmarried man~~ ^{*married man}, of 4407 S. Mozart, Chicago, Illinois, GRANT(S), the following described real state situated in the CITY OF CHICAGO, COUNTY OF COOK, STATE OF ILLINOIS, to wit:

LEGAL DESCRIPTION ATTACHED

Permanent Index Number(s): **20-30-213-039-0000** ✓
Property Address: **7238 S. PAULINA STREET, CHICAGO, ILLINOIS 60636**

This conveyance is subject to: General real estate taxes for 2021 and subsequent years; 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.

Dated this 31st day of March, 2022

ADRIAN'S CONSTRUCTION LLC
An Illinois Limited Liability Company

By 
LEYLA JIMENEZ, Manager

(3)

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STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, **LEYLA JIMENEZ, Manager of Adrian's Construction LLC**, 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 the said instrument, as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 31st day of March, 2022.

Notary Public *[Signature]*
Notary Public

My commission expires on 1/28/2026



NAME & ADDRESS OF PREPARER:
JAMES P. ANTONOPOULOS
ATTORNEY AT LAW
5045 NORTH HARLEM AVENUE
CHICAGO, ILLINOIS 60656-3501

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THE SOUTH 1/2 OF LOT 304 AND THE NORTH 1/2 OF LOT 305 IN DEWEY AND CUNNINGHAM'S SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 6, 1890 AS DOCUMENT 1263538, IN COOK COUNTY, ILLINOIS

P.I.N. 20-30-213-039-0000

C/K/A 7238 S PAULINA STREET, CHICAGO, ILLINOIS 60636

Property of Cook County Clerk's Office