

UNOFFICIAL COPY

Doc#: 2332508030 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/21/2023 10:13 AM Pg: 1 of 5

SPECIAL WARRANTY DEED

Chicago Title

1/1 2355A048386HH

Dec ID 20231101676018
ST/CO Stamp 1-774-727-120 ST Tax \$250.00 CO Tax \$125.00
City Stamp 0-390-475-728 City Tax: \$2,625.00

THE GRANTOR, **PACIFIC GLOBAL BANK, A DIVISION OF ROYAL BUSINESS BANK**, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives, **CONVEYS AND TRANSFERS** to **MARIO SANDOVAL AND RICARDO SANDOVAL**, THE GRANTEE(S), of Chicago, Illinois, not as tenants in common, but as joint tenants with rights of survivorship, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN(s): 13-32-123-053-0000 and 13-32-123-054-0000
Commonly known as 2130 N. Austin Ave., Chicago, Illinois 60639

Subject to: general real estate taxes not due and payable and covenants, conditions and restrictions of record and building lines and easements, if any, provided that do not interfere with the current use and enjoyment of the real estate.

Hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.



And Grantor shall warrant and defend title to such real estate against all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor caused its name to be signed to these presents by its authorized representative.


DATED this 7th day of November, 2023

**PACIFIC GLOBAL BANK, A DIVISION OF
ROYAL BUSINESS BANK**

By: 
Name: David Morris
Its: Chief Executive Officer

REAL ESTATE TRANSFER TAX		17-Nov-2023	
		COUNTY:	125.00
		ILLINOIS:	250.00
		TOTAL:	375.00

13-32-123-053-0000 | 20231101676018 | 1-774-727-120

REAL ESTATE TRANSFER TAX		17-Nov-2023	
		CHICAGO:	1,875.00
		CTA:	750.00
		TOTAL:	2,625.00 *

13-32-123-053-0000 | 20231101676018 | 0-390-475-728
* Total does not include any applicable penalty or interest due.

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LEGAL DESCRIPTION

LOTS 46 AND 47 IN BLOCK 3 IN GRAND AVENUE ESTATES BEING A SUBDIVISION OF THE EAST QUARTER OF THE NORTHWEST 1/4 OF SECTION 32 TOWNSHIP 40 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 466 FEET THEREOF) RECORDED TO PLAT FILED AS LR 40221 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN(s): 13-32-123-053-0000 and 13-32-123-054-0000

Commonly known as 2130 N. Austin Ave., Chicago, Illinois 60639

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STATE OF _____)
COUNTY OF _____) ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois. DO HEREBY CERTIFY that David Morris personally known to me to be authorized representative of said corporation and 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 severally acknowledged that as such authorized representative he signed and delivered the said instrument, pursuant to authority given to him, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this _____ day of _____, 2023.

NOTARY PUBLIC

MAIL TO:

Maria Gonzalez
2130 N. Ashland
Chicago IL 60639

SEND TAX BILLS TO:

Maria Gonzalez
2130 N. Ashland
Ch, IL 60639

This instrument was prepared by:

Nery Richardson & Konewko LLC
4258 West 63rd Street
Chicago, IL 60629

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

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 Los Angeles)
 On 11/07/2023 before me, SHU ZHAN, a Notary Public
Date Here Insert Name and Title of the Officer
 personally appeared David Richard Morris
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature [Handwritten Signature]
Signature of Notary Public

Place Notary Seal Above

OPTIONAL

Though this section is 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: _____
 Document Date: _____ Number of Pages: _____
 Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
<input type="checkbox"/> Corporate Officer — Title(s): _____	<input type="checkbox"/> Corporate Officer — Title(s): _____
<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General	<input type="checkbox"/> Partner — <input type="checkbox"/> Limited <input type="checkbox"/> General
<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact	<input type="checkbox"/> Individual <input type="checkbox"/> Attorney in Fact
<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator	<input type="checkbox"/> Trustee <input type="checkbox"/> Guardian or Conservator
<input type="checkbox"/> Other: _____	<input type="checkbox"/> Other: _____
Signer Is Representing: _____	Signer Is Representing: _____

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