

UNOFFICIAL COPY

Doc#. 2202512061 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/25/2022 10:50 AM Pg: 1 of 3

Dec ID 20220101696137
ST/CO Stamp 0-189-527-696 ST Tax \$30.00 CO Tax \$15.00
City Stamp 0-860-616-336 City Tax: \$315.00

RECORDING COVER PAGE

FIDELITY NATIONAL TITLE

WARRANTY DEED

OC21042738

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WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



REAL LAW GROUP

THE GRANTOR, DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of the City of Chicago, in the County of Cook, in the State of Illinois, for and in consideration of TEN AND 00/100 DOLLARS (\$10.00) in hand paid, hereby convey(s) and warrant(s) to THE GRANTEE(S), ELISEO SALTO CHAVEZ, A Single PERSON, of the City of Chicago, in the County of Cook, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

THE WEST 40.05 FEET OF LOT 8 IN SPONDLY'S SUBDIVISION OF LOT 7 AND THE WEST 74 FEET OF LOT 8 OF DOLTON'S SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST FRACTIONAL 1/4 OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, 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 yet due and payable at the time of Closing.

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

PIN NUMBER: 25-34-312-028-0000
ADDRESS: 317 East 136th Place, Chicago, IL 60827

FIDELITY NATIONAL TITLE
OC21042738

REAL ESTATE TRANSFER TAA		19-JAN-2022	
25-34-312-028-0000	COUNTY:	ILLINOIS:	15.00
		ILLINOIS:	30.00
	TOTAL:		45.00
		20220101696137	0-189-527-696

REAL ESTATE TRANSFER TAA		19-JAN-2022	
25-34-312-028-0000	CHICAGO:	CTA:	225.00
		CTA:	90.00
	TOTAL:		315.00
		20220101696137	0-860-616-336
Total does not include any applicable penalty or interest due.			

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 11th day of January, 2022.


(Seal)

**DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC,
AN ILLINOIS LIMITED LIABILITY COMPANY
BY: VINCENT ANTHONY INCOPERO AS AGENT**

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **CERTIFY THAT VINCENT ANTHONY INCOPERO** personally known to me to be the same person whose name appears on the foregoing instrument, appeared before me this day in person, and acknowledged signing, sealing and delivering the instrument as a free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 11th day of January, 2022.


Notary Public

THIS INSTRUMENT WAS PREPARED BY:



Vincent Anthony Incopero
381 North York Street, Suite 1
Elmhurst, IL 60126

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File #: OC21042738

MAIL TO:
Eliseo Salto Chavez
317 East 136th Place
Chicago, IL 60827

*Bush's Associates
1033 E. State St
Chicago, IL 60611*

SEND SUBSEQUENT TAX BILLS TO: GRANTEE'S ADDRESS
Eliseo Salto Chavez
317 East 136th Place
Chicago, Illinois 60827

*317 E. 136th St
Chicago, IL 60627*