

UNOFFICIAL COPY



Doc# 2212619002 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/06/2022 09:42 AM PG: 1 OF 2

SPECIAL WARRANTY DEED

1 of 1
TITLE
2200550-20

THIS INDENTURE, made this 4th day of May, 2022, between **DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC.** an Illinois limited liability company, party of the first part, and **G LOOP INVESTMENTS, LLC,** and Illinois limited liability company, whose principal place of business is 4165 - 67 S. Emerald Avenue, Chicago, IL 60609, party of the second part, WITNESSETH that the party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable considerations, in hand paid by the party of the second part, the receipt of which is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns, FOREVER, all of the following described real estate situated in the County of Cook and State of Illinois known and legally described on Exhibit A attached hereto

WITNESSETH, that the Grantor(s), between **DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC.** an Illinois limited liability company, whose Principal Place of Business is 1151 W. 15th Street, Chicago, IL 60608, for and in consideration of Ten Dollars (\$10.00), and other good and valuable considerations, the receipt of which is hereby acknowledged, CONVEY(S) and WARRANT(S) **G LOOP INVESTMENTS, LLC,** and Illinois limited liability company, whose principal place of business is 4165 - 67 S. Emerald Avenue, Chicago, IL 60609 the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

⁹⁶
THE SOUTH ~~96~~ 45. FEET OF THE NORTH 237.45 FEET OF THE WEST 124 7/12 FEET OF BLOCK 14 IN SUPERIOR COURT COMMISSIONERS SUBDIVISION OF THE WEST HALF OF THE NORTH WEST QUARTER OF SECTION 4 TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN,, IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATIONAL PURPOSES ONLY: THE LAND IS COMMONLY KNOWN AS **4165 S. Emerald Avenue,** Chicago, IL 60609 ; PIN 20-04-118-005-0000

SUBJECT ONLY 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 ; GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE AT THE TIME OF CLOSING AND ACTS DONE OR SUFFERED THROUGH BUYER.

DATED THIS 4TH DAY OF MAY, 2022

REAL ESTATE TRANSFER TAX 06-May-2022



CHICAGO:	3,937.50
CTA:	1,575.00
TOTAL:	5,512.50 *

20-04-118-005-0000 | 20220501606362 | 1-684-109-200

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 06-May-2022



COUNTY:	262.50
ILLINOIS:	525.00
TOTAL:	787.50

20-04-118-005-0000 | 20220501606362 | 1-320-843-152

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DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC. an Illinois limited liability company

BY: *Marius Bolchis*
MARIUS BOLCHIS, SOLE MANAGER - MEMBER &
AUTHORIZED SIGNATORY

STATE OF ILLINOIS)

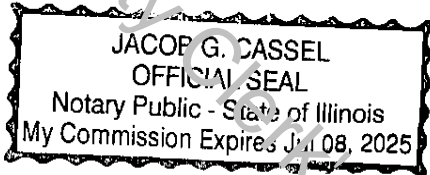
COUNTY OF COOK) SS.

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT **MARIUS BOLCHIS**, PERSONALLY KNOWN TO ME TO BE THE SOLE MANAGER - MEMBER AND AUTHORIZED SIGNATORY FOR **DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC.** an Illinois limited liability company AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AS HAVING EXECUTED THE SAME, 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 OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS 4TH DAY OF MAY, 2022.

Jacob G. Casel
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY:
BENNETT R. KLASKY, ESQ.
555 SKOKIE BLVD, SUITE 500
NORTHBROOK IL 60062



MAIL FUTURE TAX BILLS TO:
G Leap Investments, LLC
2318 S Canal St., Unit #1
Chicago, IL 60616

AFTER RECORDING RETURN DOCUMENT TO
Borla North & Associates
6912 Mam St.
#200
Downers Grove, IL 60516