

UNOFFICIAL COPY



\*22200570130\*

Doc# 2220057013 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/19/2022 10:15 AM PG: 1 OF 2

**SPECIAL WARRANTY DEED**  
**ILLINOIS STATUTORY**

**THE GRANTOR(S) CORONA INVESTMENTS, LLC, 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 the consideration of the sum of Ten and no/100 dollars (\$10.00), pursuant to the authority given it by the Members of said limited liability company, does hereby **SELL and CONVEY** to **EDUARDO PEREZ**, an individual, the real estate situated in the County of Cook, State of Illinois, to wit;

**Legal Description:**

**LOTS 26, 27 AND 28 (EXCEPT THE EAST 6 FEET THEREOF) IN BLOCK 7 IN HARDING'S SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

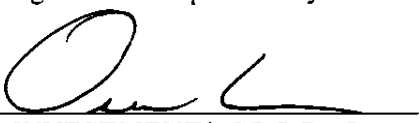
Commonly known as: **3858 W. Ohio St. Chicago, ILLINOIS 60624**

Permanent Real Estate Index Number(s): **16-11-112-052-0000**

Subject to: covenants, conditions, and restrictions of record; public and utility easements; existing leases and tenancies, if any; visible private and public roads and easements therefore; building setback lines and use or occupancy restrictions; zoning laws and ordinances; acts done by or suffered through Buyer; all special governmental taxes or assessments confirmed and unconfirmed, and general real estate taxes not yet due and payable at the time of Closing.

TO HAVE AND TO HOLD the premises aforesaid, with all and singular rights, privileges, appurtenances, and immunities thereto belonging or in anyways appertaining unto the Grantee/ its heirs, successors and assigns forever; and the Grantor further covenants that the premises are free and clear from any encumbrances done or suffered by it, and that it will warrant and defend the title to the premises unto the Grantee and its heirs, successors and assigns forever against lawful claims and demands of all persons claiming under Grantor, but not otherwise.

In Witness whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its Manager this,

By: 

17<sup>th</sup> day of July, 2022

**CORONA INVESTMENTS, LLC By Oscar Corona, its Manager**

**REAL ESTATE TRANSFER TAX**

19-Jul-2022



COUNTY: 89.50  
ILLINOIS: 139.00  
TOTAL: 208.50

ILLINOIS SPECIAL WARRANTY DEED

16-11-112-052-0000

| 20220701682870 | 1-122-077-776

# UNOFFICIAL COPY

STATE OF ILLINOIS  
COUNTY OF COOK

The undersigned, a Notary Public, in and for the County and State aforesaid, DOES HEREBY CERTIFY that Oscar Corona, personally known to me to be the Manager of **CORONA INVESTMENTS, LLC** and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day and acknowledged that as such Manager he/she signed and delivered the said instrument, pursuant to authority given by the members of said limited liability company, as his/her free and voluntary act, and as the free and voluntary act and deed of said limited liability company for the uses and purposes therein set forth.

Given under my hand and official seal, this 7<sup>th</sup> day of July, 2022.

(Impress Seal Here)



Commission expires: 3/25/2026

*[Signature]*  
Notary Public

This instrument was prepared by: Maribel Corona, 100 N LASALLE ST STE 820 CHICAGO, IL 60602

Mail Tax Bills To: EDUARDO PEREZ 1511 S 61st Ave Cicero, IL 60804

After Recording, Mail To: EDUARDO PEREZ 1511 S 61st Ave Cicero, IL 60804

REAL ESTATE TRANSFER TAX	19-JUL-2022
CHICAGO:	1,042.50
CTA:	417.00
<b>TOTAL:</b>	<b>1,459.50 *</b>



16-11-112-052-0000 | 20220701682870 | 1-565-936-720

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

ILLINOIS SPECIAL WARRANTY DEED