

# UNOFFICIAL COPY

After Recording Mail to:

Discovery Investments & Acquisitions LLC

1151 W 15<sup>th</sup> St #108

Chicago IL 60608



Doc# 2234815041 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/14/2022 11:02 AM PG: 1 OF 2

## SPECIAL WARRANTY DEED

**THE GRANTOR CORONA INVESTMENTS, LLC**, a 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 **DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC**, an Illinois limited liability company, whose mailing address is 1151 W 15<sup>th</sup> St Unit 108, Chicago IL 60608, the real estate situated in the County of Cook, State of Illinois, to wit;

LOT 25 IN BLOCK 3 IN TAYLOR'S SUBDIVISION OF BLOCK 1 OF ASSESSOR'S DIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Commonly known as 711 N THROOP ST, CHICAGO IL 60642**

**PIN 17-08-105-025-0000-0000**

Subject to: covenants, conditions and restrictions of record; public and utility easements; 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 any ways 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




# UNOFFICIAL COPY

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 4th day of October, 2022.

## CORONA INVESTMENTS, LLC

By   
Maribel Corona, its Manager

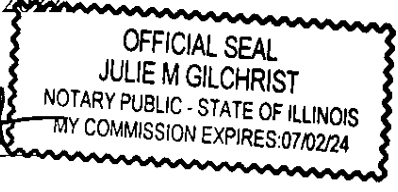
State of Illinois )  
County of Cook )

The undersigned, a Notary Public, in and for the County and State aforesaid, **DOES HEREBY CERTIFY** that **MARIBEL 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 4th day of October, 2022


Commission expires \_\_\_\_\_



  
Notary Public



This instrument prepared by Mary F. Murray, 6350 N. Cicero Ave., Suite 200, Chicago, IL 60646

Mail Tax Bill to: Discovery Investments & Acquisitions LLC  
1151 W 15th St #108  
Chicago IL 60608

REAL ESTATE TRANSFER TAX	14-Dec-2022
	CHICAGO: 3,945.00
	CTA: 1,578.00
	TOTAL: 5,523.00 *
17-08-105-025-0000   20221001675050   0-575-458-640	
* Total does not include any applicable penalty or interest due.	

REAL ESTATE TRANSFER TAX	14-Dec-2022
 	COUNTY: 263.00
	ILLINOIS: 526.00
	TOTAL: 789.00
17-08-105-025-0000   20221001675050   0-759-442-768	