

# UNOFFICIAL COPY

Doc#: 2302546255 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/25/2023 02:29 PM Pg: 1 of 3

Dec ID 20230101635284  
ST/CO Stamp 1-481-639-760 ST Tax \$560.00 CO Tax \$280.00  
City Stamp 1-270-548-304 City Tax: \$5,880.00

1025167-1093  
SPECIAL WARRANTY DEED

THIS INDENTURE, made this 19 day of January, 2023 between **DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC**, an Illinois limited liability company, party of the first part, and **CHICAGO TITLE AND LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 17, 2023 AND KNOWN AS TRUST NUMBER 8002390811** of \_\_\_\_\_

\_\_\_\_\_, 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. 15<sup>th</sup> 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) TO **CHICAGO TITLE AND LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JANUARY 17, 2023 AND KNOWN AS TRUST NUMBER 8002390811** of \_\_\_\_\_ the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

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

NOTE FOR INFORMATIONAL PURPOSES ONLY: THE LAND IS COMMONLY KNOWN AS 711 N. THROOP, CHICAGO, ILLINOIS, 60642; PIN 17-08-105-025-0000

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 19 DAY OF JANUARY, 2023

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

BY: *M. 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 19 DAY OF JANUARY, 2023.

*[Signature]*  
NOTARY PUBLIC

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



MAIL FUTURE TAX BILLS TO:

*18300 S. Halsted suite B-315  
Glenwood, Illinois 60425*

AFTER RECORDING RETURN DOCUMENT TO

*18300 S. Halsted suite B. 315  
Glenwood, Illinois 60425*

REAL ESTATE TRANSFER TAX		25-Jan-2023
CHICAGO:		4,200.00
CTA:		1,680.00
<b>TOTAL:</b>		<b>5,880.00 *</b>
17-08-105-025-0000   20230101635284   1-270-548-304		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		25-Jan-2023
COUNTY:		280.00
ILLINOIS:		560.00
<b>TOTAL:</b>		<b>840.00</b>
17-08-105-025-0000   20230101635284   1-481-639-760		

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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.

Pin: 17-08-105-025-0000

Property of Cook County Clerk's Office