

# UNOFFICIAL COPY

Doc#: 2314513136 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/25/2023 03:43 PM Pg: 1 of 2

Dec ID 20230101628513  
ST/CO Stamp 0-997-444-304 ST Tax \$150.00 CO Tax \$75.00  
City Stamp 1-584-581-328 City Tax: \$1,575.00

## WARRANTY DEED

THIS INSTRUMENT WAS PREPARED BY:



THE GRANTOR(S), 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), BRIASHEM PROPERTIES LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, of the City of Franklin Park, in the County of Cook County, in the State of Illinois, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 10 IN BLOCK 5 IN HOWSER'S SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 13, 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 Home real exemption laws of the State of Illinois.

**PIN NUMBER(S):** 13-28-324-027-0000  
**ADDRESS:** 2434 North Luna Avenue, Chicago, IL 60639

FIDELITY NATIONAL TITLE 0123008498

1/3

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IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of this 10<sup>th</sup> day of May, 2023.

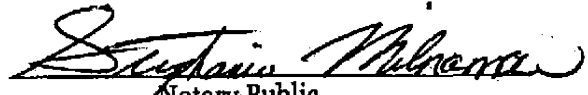
 (Seal)

**DISCOVERY INVESTMENTS AND ACQUISITIONS,  
LLC, AN ILLINOIS LIMITED LIABILITY COMPANY  
BY: VINCENT ANTHONY INCOPERO AS ITS 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, including the release and waiver of the right of homestead.

Given under my hand and notarial seal, this 10<sup>th</sup> day of May, 2023.

  
Notary Public

**THIS INSTRUMENT WAS PREPARED BY:**



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

Telephone: (630) 299-7600  
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E-mail: [info@reallawgroup.com](mailto:info@reallawgroup.com)  
Website: <https://www.reallawgroup.com>

**File #: OC22016629**

**MAIL TO:**  
Briashem Properties LLC, an Illinois Limited Liability Company  
2434 North Luna Avenue  
Chicago, IL 60639

*Grantor's Address:*  
**SEND SUBSEQUENT TAX BILLS TO:**  
Briashem Properties LLC, an Illinois Limited Liability Company  
2434 North Luna Avenue  
Chicago, Illinois 60639

