

UNOFFICIAL COPY

SPECIAL WARRANTY DEED



Doc# 2332422004 Fee \$88.00
RHSP FEE: \$18.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY CLERK
DATE: 11/20/2023 10:12 AM PG: 1 OF 3

THIS INDENTURE, made this 29th day of October between **TED MAVRAKIS**, 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, party of the first part, and **DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC**, parties of the second part;

(GRANTEE'S ADDRESS) 1151 WEST 15TH STREET, UNIT 108, CHICAGO, ILLINOIS 60608

WITNESSETH, that the said party of the first part, for and in consideration of the sum of TEN DOLLARS AND NO/100 (\$10.00) and other good and valuable consideration in and paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority by these presents does **REMISE, RELEASE, ALIEN AND CONVEY** unto the said party of the second part, and to their heirs and assigns, **FOREVER**, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

PARCEL 1: LOT A, A SUBDIVISION OF A PART OF BLOCK 3 IN JOHN M. RAUHOFF'S PLAT OF BLOCKS 1, 2, 3 AND 4, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF LOTS 1 AND 2 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS. PARCEL 2: LOTS 10 AND 11 IN JOHN M. RAUHOFF'S SUBDIVISION OF PART OF THE SOUTH ½ OF LOTS 1 AND 2 OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: covenants, conditions and restrictions of record; public and utility easements and roads and highways; party wall rights and agreements, if any; parties in possession; any building code violations, if any; general taxes for the 2022 and subsequent years;

PROPERTY BEING CONVEYED IN "AS IS" and "WHERE IS" CONDITION

Permanent Index Number(s): 28-30-312-009-0000 and 28-30-312-025-0000


Property Address: 17381 & 17389 69TH AVENUE, TINLEY PARK, ILLINOIS 60477

Together with all the singular and hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the said party of the first part, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the said party of the second part, their heirs assigns forever.

And the said party of the first part, for itself and its successors, does covenant, promise and agree, to and with said party of the second part, their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND FOREVER DEFEND**.

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In Witness Whereof, said party of the first part has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Manager, the day and year first above written.

By 
Ted Mavrakis

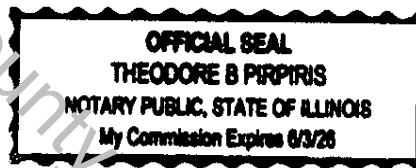
STATE OF ILLINOIS, COUNTY OF COOK ss.

The undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT, Ted Mavrakis, personally known to me, appeared before me this day in person, and acknowledged that he signed, sealed and delivered this instrument as its free and voluntary act, and as the free and voluntary act and deed, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 20th day of OCTOBER, 2023.

Notary Public

My commission expires on 6-3-2026.



This instrument was prepared by Ted Mavrakis, 36 Park Lane, Golf, IL 60029

Mail to:

DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC
1151 WEST 15TH STREET, UNIT 108
CHICAGO, ILLINOIS 60608

Name and Address of Taxpayer:

DISCOVERY INVESTMENTS AND ACQUISITIONS, LLC
1151 WEST 15TH STREET, UNIT 108
CHICAGO, ILLINOIS 60608