

UNOFFICIAL COPY

Doc#: 2206820126 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/09/2022 07:33 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20220301641361
ST/CO Stamp 1-985-635-728 ST Tax \$385.00 CO Tax \$192.50
City Stamp 1-364-698-512 City Tax: \$4,042.50

Property

THE GRANTOR, RedfinNow Borrower LLC, a limited liability company created and existing under and by virtue of the laws of the State of DE and duly authorized to transact business in the state of IL, for and in consideration of Ten and 00/100 Dollars (\$10.00), and other good and valuable consideration, in hand paid, GRANTS, BARGAINS, CONVEYS, AND SELLS to THE GRANTEE(S) Brennan P. Ouellette and Rebekah L. Richmond, husband and wife, of Chicago, Illinois, not as joint tenants nor tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 1R IN MAPLEWOOD MANOR CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 68 IN J.W. HAMBLETON'S SUBDIVISION OF BLOCK 6 IN JOHNSTON'S SUBDIVISION OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "F" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 10, 2007 AS DOCUMENT NUMBER 0710022115, AS AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-36-422-047-1004

FIRST AMERICAN TITLE
FILE # 1020129

Address(es) of Real Estate: 1711 N Maplewood Ave, Unit 1R, Chicago, IL 60647

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under the GRANTOR, but not otherwise, 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; homeowners or condominium association declaration and bylaws, if any; and general real estate taxes not yet due and payable at the time of Closing

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Dated this 7th day of February, 20 22

RedfinNow Borrower LLC, a Delaware limited liability company

x Liz Palomar a.k.a. Elizabeth Palomar
**Liz Palomar (a.k.a. Elizabeth Palomar), Asset Manager
of RedfinNow Borrower LLC**

STATE OF IL, COUNTY OF COOK ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Liz Palomar (a.k.a. Elizabeth Palomar)**, not individually, but as Asset Manager of RedfinNow Borrower LLC, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her 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 official seal, this 5th day of February, 20 22



Claudia Petropoulos (Notary Public)
Notary Public

Prepared by:
Richard A. Duffin
Duffin & Dore, LLC
1900 Ravinia Place
Orland Park, IL 60462

Mail to:
Karen Patterson
2400 Ravinia Way #200
Glenview IL 60025

Name and Address of Taxpayer - Grantee's Address
Ouellette + Richmond
1711 N. Maplewood #1R
Chicago IL 60647