

# UNOFFICIAL COPY

Doc#: 2208128251 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/22/2022 03:16 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20220301656080  
ST/CO Stamp 0-824-077-712 ST Tax \$260.00 CO Tax \$130.00  
City Stamp 1-514-007-952 City Tax: \$2,730.00

First American Title  
File # AF1021598

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) Diana Hutabarat, of 2211 Chenevert St., Unit A, Houston, Texas, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NO. 1803-4 AND G-4 IN CALIFORNIA PARKVIEW CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1, 2 AND 3 IN BLOCK 4 IN MCMAHON'S SUBDIVISION, BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM, AS AMENDED, RECORDED AS DOCUMENT NUMBER 0527018087 ("DECLARATION"), 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): 16-24-407-049-1008 and 16-24-407-049-1016

Address(es) of Real Estate: 1803 S California Ave, Unit 4 and G-4, Chicago, IL 60608

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 March, 2022

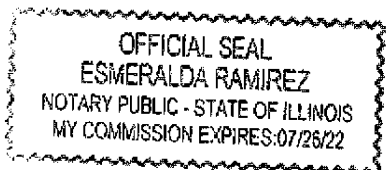
RedfinNow Borrower LLC, a Delaware limited liability company

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 7 day of March, 2022



Esmeralda Ramirez (Notary Public)  
Notary Public

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

**Mail to:**  
Diaz Anselmo, LLC  
1379 W. Diehl Rd side B2  
Naperville, IL 60543

**Name and Address of Taxpayer:**  
Diana Hubbert  
2211 Chenevert St Unit A  
Houston, Texas 77003