

UNOFFICIAL COPY

Doc# 2210347304 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 04/13/2022 04:02 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20220401680367
ST/CO Stamp 0-854-815-632 ST Tax \$372.00 CO Tax \$186.00
City Stamp 0-464-057-232 City Tax: \$3,906.00

FIRST AMERICAN TITLE

FILE # AF 1022255

1042

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) James Patrick Vinson, of 2008 N. Whipple St., #407, Chicago, IL 60647, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

UNIT NUMBER 103 AND GP-3, IN THE SAWYER CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACTS OF LAND:

THE EAST 32.41 FEET OF LOT 1 AND THE EAST 14.33 FEET OF LOT 2 IN BLOCK 8 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AND

THE WEST 17.59 FEET OF LOT 1 AND THE EAST 14.33 FEET OF LOT 2 IN BLOCK 8 IN SHIPMAN, BILL AND MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0624032009 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-35-225-037-1010 and 13-35-225-037-1008

Address(es) of Real Estate: 2148 N Sawyer Ave, Unit 103 & GP-3, 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 5th day of April, 20 22.

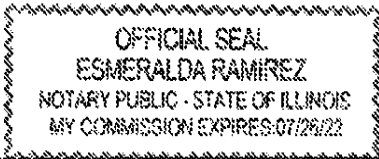
RedfinNow Borrower LLC, a Delaware limited liability company

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 April, 20 22.



Esmeralda Ramirez (Notary Public)
Notary Public

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

Mail to:
JOAN MANUVA
1300 W. Higgins Rd Suite 209
Part Ridge IL 60068

Name and Address of Taxpayer:
JAMES PATRICK WILSON
2148 N. Sawyer Ave Unit 103
CHICAGO, IL 60647