

# UNOFFICIAL COPY

Doc#: 2212339360 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/03/2022 01:52 PM Pg: 1 of 3

Dec ID 20220401690512  
ST/CO Stamp 1-125-750-672 ST Tax \$390.00 CO Tax \$195.00

**FIRST AMERICAN TITLE**

**FILE #** AF1021124

1061

**WARRANTY DEED  
ILLINOIS STATUTORY  
Individual to LLC**

THE GRANTOR(S), Jacob I. Fabella, divorced and not since remarried, of the City of Park Ridge, State of Illinois, for and in consideration of Ten and 00/100 Dollars, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to RedfinNow Borrower LLC, a Delaware limited liability company, of 1099 Stewart St., Ste 600, Seattle, WA 98101, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

LOT 1 AND LOT 2 (EXCEPT THE SOUTH HALF THEREOF) IN BLOCK 10 IN BROWN'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF LOTS 13, 14 AND 15 IN ASSESSOR'S DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD 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 for the year 2021 and subsequent years;

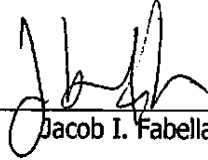
Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number(s): 09-26-318-045-0000

Address(es) of Real Estate: 124 North Delphia Avenue, Park Ridge, IL 60068

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Dated this 20 day of April, 2022.

X   
\_\_\_\_\_  
Jacob I. Fabella

STATE OF IL COUNTY OF COOK ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Jacob I. Fabella, personally known to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their 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 20 day of April, 20 22.

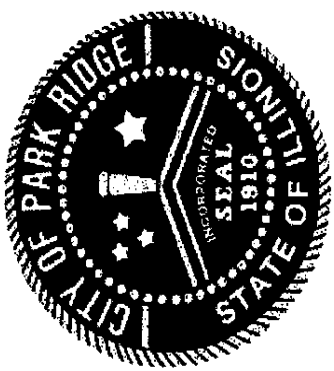


\_\_\_\_\_  
*J Albrecht* (Notary Public)

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

**Name and Address of Taxpayer:**  
RedfinNow Borrower LLC  
1099 Stewart St.  
Suite 600  
Seattle, WA 98101

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# CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068  
p: (847) 318-5222 | [transferstamp@parkridge.us](mailto:transferstamp@parkridge.us) | [WWW.PARKRIDGE.US](http://WWW.PARKRIDGE.US)


Certificate # 22-000411

Pin(s)  
09-26-318-045-0000

Address  
124 N DELPHIA AVE

*This certificate acts as a receipt that the above-mentioned party  
has complied with City of Park Ridge Ordinance 2020-44*

Property Transfer Tax \$780.00  
Date 04/27/2022

X   
Joseph C. Gilmore  
City Manager

PROPERTY OF COOK COUNTY CLERK'S OFFICE