

UNOFFICIAL COPY

Doc# 2212404107 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/04/2022 08:15 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20220401693831
ST/CO Stamp 0-969-922-448 ST Tax \$426.00 CO Tax \$213.00

FIRST AMERICAN TITLE
FILE # AF1022973

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) Godbring Onyewuchi Nnaji of 1775 W. Highland Av., Apt 504, Chicago, IL, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* A MARRIED MAN

LOT 6 IN CUMBERLAND COURT, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH HALF (EXCEPT THE SOUTH 75 FEET OF THE WEST 190 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-23-116-006-0000

Address(es) of Real Estate: 8534 W Roseview Dr, Niles, IL 60714



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

UNOFFICIAL COPY

Dated this 20th day of April, 20 22.

RedfinNow Borrower LLC, a Delaware limited liability company

Liz Palomar aka Elizabeth Palomar
x 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 20 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:
8534 West
Roseview Dr
Niles IL 60714

Name and Address of Taxpayer:
8534 West
Roseview Dr
Niles IL 60714