

# UNOFFICIAL COPY

Doc#: 2212521083 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 05/05/2022 08:13 AM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20220501603107  
ST/CO Stamp 1-787-705-232 ST Tax \$203.50 CO Tax \$101.75

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) Peru Fikes, of 3421 W 84th Pl, Chicago, IL 60652, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 86 IN TIERRA GRANDE, UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**FIRST AMERICAN TITLE**  
**FILE # AF1022599**

Permanent Real Estate Index Number(s): 31-03-415-008-0000

Address(es) of Real Estate: 4230 188th St, Country Club Hills, IL 60478

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 5<sup>th</sup> day of April, 20 22

RedfinNow Borrower LLC, a Delaware limited liability company

X Liz Palomar aka 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 5<sup>th</sup> day of April, 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:  
MW Brady Law  
20150 S. Frankfort Sq Rd, #13  
Frankfort IL 60423

Name and Address of Taxpayer:  
Peru Fikes  
4230 188<sup>th</sup> St.  
Country Club Hills IL  
60478

