

UNOFFICIAL COPY

Doc#: 2214320025 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 05/23/2022 06:47 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20220501611855
ST/CO Stamp 1-931-108-240 ST Tax \$335.00 CO Tax \$167.50

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): Qleksandr Fediv and Mariia Klips, husband and wife, of 2346 E. 28th St., Floor 1, Brooklyn, NY 11229, not as joint tenants nor tenants in common, but as TENANTS BY THE ENTIRETY, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 167 IN SUMMERHILL UNIT 3, A SUBDIVISION OF PART OF SECTIONS 19 AND 20, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF ELGIN, COOK COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1986 AS DOCUMENT 86422064, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 06-19-202-007-0000

Address(es) of Real Estate: 642 Mariner Drive, Elgin, IL 60120

FIRST AMERICAN TITLE
FILE # AF1023287

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

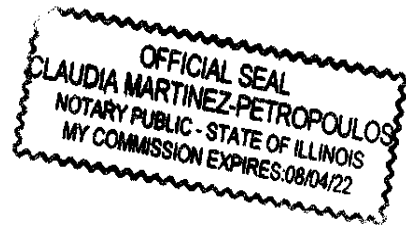


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Dated this 3rd day of May, 20 22

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 3rd day of May, 20 22

Claudia Petrooulos (Notary Public)
Notary Public

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

Mail to:
Aleksandr Fediv
642 Mariner Dr
Elgin, IL 60120

Name and Address of Taxpayer:
Aleksandr Fediv
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Elgin, IL 60120