

# UNOFFICIAL COPY

Doc#: 2222133074 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/09/2022 10:09 AM Pg: 1 of 3

## SPECIAL WARRANTY DEED

Dec ID 20220601665881  
ST/CO Stamp 1-212-705-872 ST Tax \$275.00 CO Tax \$137.50

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): **Biljana Gligorovski and Michael A. Sulin**, wife and husband, of 3226 Maple, #2R, Berwyn, IL 60402, 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:

THE NORTH 40 FEET OF THE SOUTH 59 FEET OF LOT 10 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING THE NORTH 40 FEET OF THE SOUTH 50 FEET OF LOT 10 IN BLOCK 2 IN MILLS AND SONS' GREEN FIELDS SUBDIVISION IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 12-36-226-040-0000

Address(es) of Real Estate: 2043 N 75th Ave, Elmwood Park, IL 60707

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

FIRST AMERICAN TITLE  
ORDER# AF1025369

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Dated this 30<sup>th</sup> day of July, 20 22

RedfinNow Borrower LLC, a Delaware limited liability company

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.

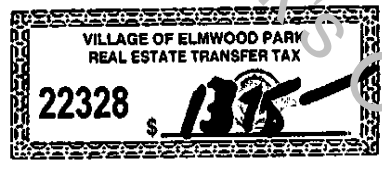
I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **Liz Palomar (a.k.a. Elizabeth Palomar)**, not individually, but as Asset Manager of RedfinNow Borrower LLC, personally known to be the same person whose name is subscribed to the foregoing instrument, appeared 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 30 day of June, 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:  
Biljana Gligorovski + Michael A Sulin  
2043 N 75<sup>th</sup> Ave  
Elmwood Park IL 60707



Name and Address of Taxpayer:  
Biljana Gligorovski + Michael A Sulin  
2043 N. 75<sup>th</sup> Ave  
Elmwood Park IL 60707

EXHIBIT A

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## LEGAL DESCRIPTION

Legal Description: THE NORTH 40 FEET OF THE SOUTH 59 FEET OF LOT 10 AND THE WEST HALF OF THE VACATED ALLEY LYING EAST AND ADJOINING THE NORTH 40 FEET OF THE SOUTH 50 FEET OF LOT 10 IN BLOCK 2 IN MILLS AND SONS' GREEN FIELDS SUBDIVISION IN SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 12-36-226-040-0000 (Vol. 072)

Property Address: 2043 N 75th Ave, Elmwood Park, Illinois 60707-3621

Property of Cook County Clerk's Office