

UNOFFICIAL COPY

Doc#: 2223420332 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/22/2022 09:34 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20220801611673
ST/CO Stamp 1-689-580-112 ST Tax \$315.00 CO Tax \$157.50
City Stamp 1-904-702-032 City Tax: \$3,307.50

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: **Shenita Holden and William Brown Sr.**, wife and husband, of 7225 S. Richmond, Chicago, IL 60629, not as tenants in common or tenants by the entirety, but as JOINT TENANTS, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 35 IN BLOCK 20 IN SECOND ADDITION TO HINKAMP AND CO'S WESTERN AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 33 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

FIRST AMERICAN TITLE

Permanent Real Estate Index Number(s): 19-36-200-034-0000

FILE # AF1027259

Address(es) of Real Estate: 7932 South Fairfield Avenue, Chicago, IL 60652

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 10th day of August, 20 22

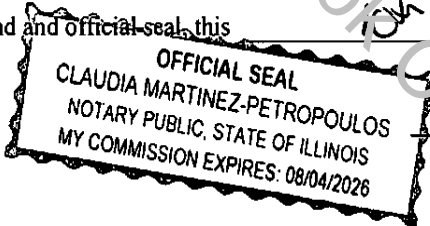
RedfinNow Borrower LLC, a Delaware limited liability company

~~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 10th day of August, 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:
1932 S. Fairfield
Chicago, IL 60652

Name and Address of Taxpayer:
Shenita Holden
William Brown Sr
1932 S. Fairfield