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Doc#: 2223620088 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/24/2022 09:42 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

Dec ID 20220801611718
ST/CO Stamp 1-923-451-472 ST Tax \$306.50 CO Tax \$153.25

FIRST AMERICAN TITLE
FILE # AF1027297

Property of Cook County Clerk's Office

THE GRANTOR, **RedfinNow Borrower LLC**, a limited liability company created and existing under and by virtue of the laws of the State of DC 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): **Mary M⁺ Donnelly and William⁺ Santus**, of 4120 N. Ashland Ave., Apt 1, Chicago, IL 60613, ~~not as tenants in common or~~ tenants by the entirety, but as JOINT TENANTS, WITH THE RIGHT OF SURVIVORSHIP, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: ***wife and husband *marguerite**

~~THE SOUTH ^{1/2} OF LOT 14 AND ALL LOT 15 IN BLOCK 92 IN S.E. GROSS' THIRD ADDITION TO GROSSDALE, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.~~

See Attached

FIRST AMERICAN TITLE
FILE # AF1027297

Permanent Real Estate Index Number(s): 18-03-228-054-0000

Address(es) of Real Estate: 4228 Prairie Avenue, Brookfield, IL 60513

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.



Charles Petropoulos (Notary Public)
Notary Public

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

Mail to:
Perkins & Zayed
1745 S. Naperville Rd Suite 100
Wheaton, IL 60189

Name and Address of Taxpayer:
Mary M Dannelly and William Santus
4228 prairie Ave
Brookfield, IL 60513

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EXHIBIT A

LEGAL DESCRIPTION

Legal Description: THE SOUTH 1/2 OF LOT 14 AND ALL LOT 15 IN BLOCK 92 IN S.E. GROSS' THIRD ADDITION TO GROSSDALE, BEING A SUBDIVISION OF PART OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index #'s: 18-03-228-054-0000 (Vol. 075)

Property Address: 4228 Prairie Avenue, Brookfield, Illinois 60513

Property of Cook County Clerk's Office

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Village of Brookfield

Municipal Debt Satisfaction Certificate

This certificate serves as confirmation of compliance with

Village of Brookfield Ordinance #2021-53

Property Address:

4228 PRAIRIE AVE

Name of Seller:

REDFIN NOW

Date of Issuance:

08/18/2022

Amount Paid:

\$52.78

Certificate is valid for 30 days from date of issuance

Douglas E Cooper, Finance Director

