

# UNOFFICIAL COPY

Doc#: 2224525328 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/02/2022 04:26 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20220801626176  
ST/CO Stamp 0-871-668-304 ST Tax \$875.00 CO Tax \$437.50  
City Stamp 1-233-951-312 City Tax: \$9,187.50

FIRST AMERICAN TITLE  
FILE # AE1027895  
1/2

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): **Eduard Redensky**, of ~~4330 N. Dearborn St., #1206, Chicago, IL 60610~~, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: 2945 N Sheffield Ave Chicago IL 60657

LOT 13 IN BLOCK 7 IN SHERMAN'S ADDITION TO HOLSTEIN, BEING A SUBDIVISION OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 14-31-134-013-0000

Address(es) of Real Estate: 2139 W Dickens Ave, Chicago, IL 60647

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 23<sup>rd</sup> day of August, 20 22.

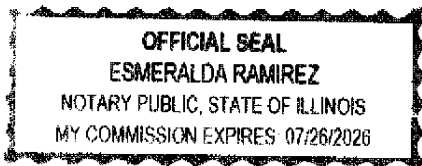
RedfinNow Borrower LLC, a Delaware limited liability company

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 23 day of August, 20 22.



Esmeralda Ramirez (Notary Public)  
Notary Public

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

Mail to:  
SIRAGUSA LAW  
25 E. WASHINGTON, SUITE 700  
CHICAGO IL 60602

Name and Address of Taxpayer:  
EDUARD REDENSKY  
2139 W. DICKENS AVE  
CHICAGO IL 60647