

UNOFFICIAL COPY

Doc#: 2225107026 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/08/2022 06:07 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20220801619804
ST/CO Stamp 0-695-196-240 ST Tax \$400.00 CO Tax \$200.00

FIRST AMERICAN TITLE
FILE # AFV202209084

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): **Argyrios Xanthopoulos and Margaritta Vogas**, husband and wife, of 1000 Cove Dr. 149B, Prospect Heights, IL 60070, not as joint tenants or 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 1 AND LOT 2 (EXCEPT THE SOUTH HALF THEREOF) IN BLOCK 10 IN BROWN'S ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF LOTS 13, 14 AND 15 IN ASSESSOR'S DIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 26, TOWNSHIP 11 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-26-318-045-0000

Address(es) of Real Estate: 124 N Delphia Ave, Park Ridge, IL 60068

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 23rd day of August, 20 22

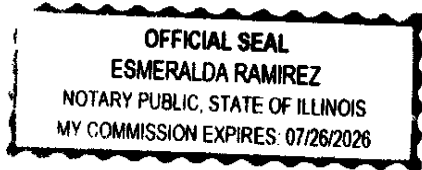
RedfinNow Borrower LLC, a Delaware limited liability company

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:
JOHN MANTAS
1300 W. Higgins Rd Suite 310
Park Ridge IL 60068

Name and Address of Taxpayer:
Argyrios Xanthopoulos
Margaritta Vagos
124 N. Delphic Ave
Park Ridge, IL 60068

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CITY OF PARK RIDGE FINAL PAYMENT CERTIFICATE

505 Butler Pl, Park Ridge, Illinois 60068

p: (847) 318-5222 | transferstamp@parkridge.us | WWW.PARKRIDGE.US

Certificate # 22-000918

Pin(s)

09-26-318-045-0000

Address

124 N DELPHIA AVE

This certificate acts as a receipt that the above-mentioned party has complied with City of Park Ridge Ordinance 2020-44

Property Transfer Tax

\$799.80

Date

08/24/2022

Property of Cook County Clerk's

X

Joseph C. Gilmore
City Manager