

UNOFFICIAL COPY

Doc#: 2226933047 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2022 09:50 AM Pg: 1 of 3

SPECIAL WARRANTY DEED

Dec ID 20220901635736
ST/CO Stamp 1-959-867-984 ST Tax \$500.00 CO Tax \$250.00

FIRST AMERICAN TITLE
FILE # AF1025510

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): **Cara D. Pruitt and Shawn A. Pruitt**, wife and husband, of 840 W. Blackhawk, Chicago, IL 60642, 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 IN PARK RIDGE HIGHVIEW, BEING A SUBDIVISION OF PART OF LOT 'C' IN PAINE ESTATE DIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 07, 1926 AS DOCUMENT NUMBER 9427704, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-25-313-011-0000

Address(es) of Real Estate: 309 East 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 12th day of September, 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 12 day of September, 20 22



Esmeralda Ramirez (Notary Public)
Notary Public

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

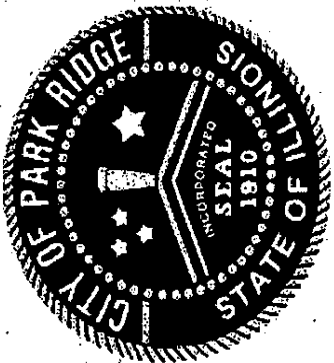
Mail to:
Kimberly Duda
811 W Superior St., Ste #1
Chicago, IL 60642

Name and Address of Taxpayer:
Cafa + Shawn Pruitt
309 East 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 # 22-0009884

Pin(s) 09-25-313-011-0000
Address 309 EAST 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 \$1,000.00
Date 09/12/2022

X 

Christopher D. Lipman
Finance Director

Property of Cook County Clerk's Office