

# UNOFFICIAL COPY

Doc#: 2227008177 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/27/2022 03:50 PM Pg: 1 of 2

## SPECIAL WARRANTY DEED

Dec ID 20220801627054  
ST/CO Stamp 1-263-302-224 ST Tax \$270.00 CO Tax \$135.00

**FIRST AMERICAN TITLE**  
**FILE #** AFD27725

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): **Be Thi Tran**, of 8800 S. Harlem, #2240, Bridgeview, IL 60455, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

*\*an unmarried woman*

LOT 47 IN CREEKSIDE SUBDIVISION PHASE 1, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 31-17-309-004-0000

Address(es) of Real Estate: 6315 Streamwood Lane, Matteson, IL 60443

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

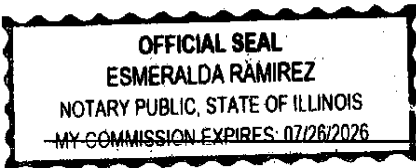
x Liz Palomar aka Elizabeth Palomar  
**Liz Palomar (a.k.a. Elizabeth Palomar), Asset Manager  
of RedfinNow Borrower LLC**

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

Amal Family (Notary Public)  
Notary Public



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

Mailed to:  
BE TRAN  
6315 Streamwood Ln.  
Matteson, IL 60443

↑  
Name and Address of Taxpayer:  
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