

UNOFFICIAL COPY

Doc#: 2227249040 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2022 03:28 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20220901650006
ST/CO Stamp 0-972-033-616 ST Tax \$790.00 CO Tax \$395.00
City Stamp 0-745-672-272 City Tax: \$8,295.00

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): **Nickolas Smith and Brian Redar**, married spouses, of 3736 North Fremont #4, Chicago, IL 60613, 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 31 IN BLOCK 7 IN W. H. CONDON'S SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-14-428-035-0000

Address(es) of Real Estate: 3314 West Cuyler Ave, Chicago, IL 60618

FIRST AMERICAN TITLE
FILE # SAE10Z9000

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

UNOFFICIAL COPY

Dated this 26th day of September, 20 22.

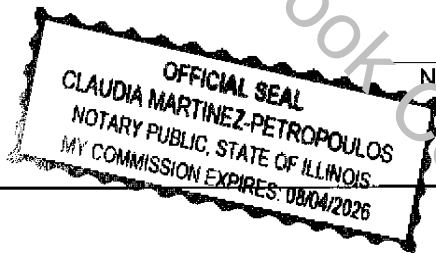
RedfinNow Borrower LLC, a Delaware limited liability company

x Elizabeth Palomar
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 **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 26th day of September, 20 22.



Claudia Petrooulos (Notary Public)
Notary Public

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

Mail to:
JOHN A. ZIMMERMAN LLC
P.O. box 3061
Northlake, IL 60164

Name and Address of Taxpayer:
BRITN LODAR & NICK SMITH
3314 W. COYLER AVE
CHICAGO, IL 60618