

UNOFFICIAL COPY

Doc#: 2227212257 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2022 01:46 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20220801610657
ST/CO Stamp 0-753-006-160 ST Tax \$350.00 CO Tax \$175.00

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): **Edwin Brown Sr**, a married man, of 7061 West North Ave, Oak Park, IL 60302, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

LOT 195 IN GEORGE F. NIXON AND COMPANY'S SECOND TERMINAL ADDITION TO WESTCHESTER IN THE NORTH HALF OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

FIRST AMERICAN TITLE

FILE # AF1027406

Permanent Real Estate Index Number(s): 15-21-115-025-0000

Address(es) of Real Estate: 1436 Portsmouth Avenue, Westchester, IL 60154

TRANSFER STAMP
Certification of Compliance
Village of Westchester, Illinois

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

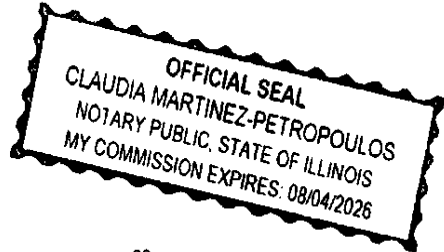
Handwritten signature and date: 9/29/22

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Dated this 10th day of August, 20 22.

RedfinNow Borrower LLC, a Delaware limited liability company

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 reinstatement.

Given under my hand and official seal, this 10 day of August, 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:
Edwin Brown
1436 Portsmouth Ave
Westchester, IL 60154

Name and Address of Taxpayer:
Edwin Brown
1436 Portsmouth Ave
Westchester, IL 60154