

UNOFFICIAL COPY

Doc#: 2227212334 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/29/2022 03:19 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20220901651027
ST/CO Stamp 1-825-967-696 ST Tax \$607.50 CO Tax \$303.75
City Stamp 0-242-028-112 City Tax: \$6,378.75

THE GRANTOR, **RedfinNow Borrower LLC**, a limited liability company created and existing under and by virtue of the laws of the State of DC 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): **Kevin Rice and Bianca Rice**, husband and wife, of 2901 North Fairfield Ave, Unit 2N, Chicago, IL 60618, 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:

THE SOUTH 15 FEET OF LOT 2 AND LOT 3 (EXCEPT THE SOUTH 22 FEET) IN BOOKS SUBDIVISION OF THE NORTH 24 FEET OF LOT 1 AND ALL OF LOT 2 AND LOT 3 (EXCEPT THE EAST 16.37 FEET OF SAID LOTS 2 AND 3 AND THE NORTH 24 FEET OF LOT 1 AFORESAID HERETOFORE DEDICATED FOR STREET) IN THE SUBDIVISION OF LOT "E" (EXCEPT THE NORTH 531 FEET) IN PAINE ESTATES DIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 41, NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 09-25-327-023-0000

Address(es) of Real Estate: 7237 N Overhill Ave, Chicago, IL 60631

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

FIRST AMERICAN TITLE
FILE # AE1028298
1/2

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Dated this 16th 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 16th day of September, 20 22

Claudia Petry (Notary Public)
Notary Public

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

Mail to:
Michael J. Nolan
7133 W. Higgins Ave.
Chicago IL 60656

Name and Address of Taxpayer:
Kevin and Bianca Rice
7237 N. Overhill Ave.
Chicago IL 60631

