

UNOFFICIAL COPY

Doc#: 2231846217 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/14/2022 02:04 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20221101680659
ST/CO Stamp 1-965-873-488 ST Tax \$244.00 CO Tax \$122.00

FIRST AMERICAN TITLE
FILE # AF1027369


THE GRANTOR, **RedfinNow Borrower LLC**, a Delaware 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): **Mary Parker and Jaquan Turner**, husband and wife, of **Beauwau, Cook County, Illinois**, ~~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 NORTH 50.0 FEET OF THE SOUTH 100.0 FEET OF LOT 30 IN J.H. WHITESIDE AND COMPANY'S MADISON STREET ADDITION OF THAT PART OF THE SOUTHEAST QUARTER LYING SOUTH OF BUTTERFIELD ROAD IN SECTION 8, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **15-08-432-021-0000**

Address(es) of Real Estate: **437 Geneva Avenue, Hillside, IL 60162**

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

VILLAGE OF HILLSIDE
1,830.00  11/14/22
72R184 REAL ESTATE TRANSFER TAX
437 - Geneva Ave

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Dated this 28th day of October, 20 22

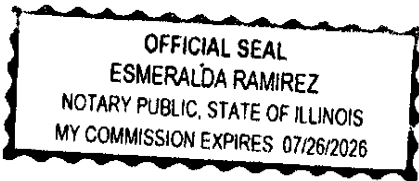
RedfinNow Borrower LLC, a Delaware limited liability company

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 28 day of October, 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:
Ms. B. CATRAMBONE
10535 W. CERAMK RD.
WETZHOJSTER, IL 60154

Name and Address of Taxpayer:
MARY L. PARKER
437 Geneva Ave.
Hillside, IL 60162