

UNOFFICIAL COPY

Doc#: 2300525046 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/05/2023 10:29 AM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20221101698129
ST/CO Stamp 1-191-002-960 ST Tax \$267.50 CO Tax \$133.75

FIRST AMERICAN TITLE
FILE # AFK030323

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): **Crystal Hollins McCree*** of 3640 W. 121st Place, Alsip, IL 60803, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

* a married woman

LOT 217 IN BURNSIDE'S LAKEWOOD MANOR UNIT NUMBER 6, A SUBDIVISION OF THE NORTHEAST 1/4 AND PART OF THE NORTHWEST 1/4 OF SECTION 33 TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **31-33-106-013-0000**

Address(es) of Real Estate: **5232 Arquilla Dr, Richton Park, IL 60471**

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 28 day of Nov, 20 22

RedfinNow Borrower LLC, a Delaware limited liability company

Shebon Kelin

X _____
Shebon Kelin, Team Manager of RedfinNow Borrower LLC

STATE OF Washington, COUNTY OF Thurston ss.

I the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Shebon Kelin, not individually, but as Team 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 28th day of November, 20 22

DAWN HEMPHILL
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 198113
COMMISSION EXPIRES 03/21/2026

Dawn Hemphill

Notary Public (Notary Public)

This notarial act involved the use of communication technology

Prepared by:

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

Mail to:

Crystal Hollins McCree
5232 Arquilla Dr
Richton Park, IL 60471

Name and Address of Taxpayer:

Crystal Hollins McCree
5232 Arquilla Dr
Richton Park, IL 60471