

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

Doc#: 2303040214 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/30/2023 02:22 PM Pg: 1 of 2

Dec ID 20230101638279
ST/CO Stamp 1-159-079-760 ST Tax \$420.00 CO Tax \$210.00

FIRST-AMERICAN TITLE
FILE # 24 1031003

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), hereby GRANTS, BARGAINS, SELLS, AND CONVEYS TO THE GRANTEE(S): **Edward D. Fields** of 7623 S Bennett Ave # 1, Chicago, IL 60649, all of the following described land and the improvements thereon situated in the County of Cook, in the State of Illinois, legally described and known as follows:

LOT 104 IN THE TRAILS OF OLYMPIA FIELDS PHASE 2, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 31-14-202-027-0000

Address(es) of Real Estate: 20006 Mohawk Trail, Olympia Fields, IL 60461

Together with all and singular the hereditaments and appurtenances thereto; to have and to hold the same, with the appurtenances thereto, forever, subject to the following matters: 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 24 day of Jan, 20 23

RedfinNow Borrower LLC, a Delaware limited liability company

X Shebon Kelin

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 24th day of January, 20 23

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:

Edward Fields
20006 Mohawk Trail
Olympia Fields, IL 60461

Name and Address of Taxpayer:

Edward Fields
20006 Mohawk Trail
Olympia Fields, IL 60461