

UNOFFICIAL COPY

Doc#: 2303140208 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/31/2023 03:27 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20230101642213
ST/CO Stamp 1-514-235-728 ST Tax \$340.00 CO Tax \$170.00
City Stamp 0-440-493-904 City Tax: \$3,570.00

FIRST AMERICAN TITLE
FILE # AE1028770

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): **Mario Torres**, of 5828 W Byron St, Apt 2, Chicago, IL 60634, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit: **can an unmarried man**

LOT 16 IN BLOCK 21 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THAT PART OF SOUTH OF WEST GRAND AVENUE OF THE NORTH THREE-QUARTERS OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE NORTH 33 FEET OF THE SOUTH QUARTER OF SAID WEST HALF OF THE NORTHWEST QUARTER, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-32-117-037-0000

Address(es) of Real Estate: 2128 N Mobile Ave, Chicago, IL 60639

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 16th day of December, 20 22

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 16th day of December, 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 involves the use of communication technology

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

Mail to:
Mario Torres
2128 N Mobile Ave
Chicago, IL 60639

Name and Address of Taxpayer:
Mario Torres
2128 N Mobile Ave
Chicago, IL 60639