

UNOFFICIAL COPY

Doc#: 2303813291 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/07/2023 02:12 PM Pg: 1 of 2

SPECIAL WARRANTY DEED

Dec ID 20230101638596
ST/CO Stamp 0-261-838-672 ST Tax \$950.00 CO Tax \$475.00
City Stamp 1-267-586-896 City Tax: \$10,490.14

FIRST AMERICAN TITLE
FILE # AF1030989

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): **Bernardo Orvananes Murguia and Katherine Joanne Knapp**, husband and wife, of 2924 W. Lyndale #1F, Chicago, IL 60647, not as joint tenants nor tenants in common, but as TENANTS BY THE ENTIRETY, 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 7 IN S.S. KIMBALL'S SUBDIVISION OF LOT 9 IN KIMBALL'S SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER, AND THE WEST HALF OF THE SOUTHEAST QUARTER (EXCEPT 25 ACRES IN THE NORTHEAST CORNER) IN SECTION 26, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-26-412-036-0000

Address(es) of Real Estate: 2610 North Kimball Avenue, Chicago, IL 60647

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 12 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 Pierce 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 12th day of January, 20 23

SUSAN HUGHES
NOTARY PUBLIC
STATE OF WASHINGTON
COMMISSION # 183915
COMMISSION EXPIRES 08/17/2024

Susan Hughes (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:
Bernardo Orvananos Murguia & Katherine Joanne Knapp
2610 North Kimball Avenue
Chicago, IL 60647

Name and Address of Taxpayer:
Bernardo Orvananos Murguia & Katherine Joanne Knapp
2610 North Kimball Avenue
Chicago, IL 60647