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**SPECIAL WARRANTY
DEED
(Corporation to Individual)
(Illinois)**

THIS AGREEMENT, made this 7th day of July 2009, between **KONDAUR CAPITAL CORPORATION**, a Delaware Corporation, whose address is 1100 Town and Country, Suite 1600, Orange, CA, a party of the first part, and **CERULIA MARLE ARNOLD**, of 4343 N. Clarendon, Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of Ten Dollars and other good and valuable consideration the receipt of which is hereby acknowledged



Doc#: 0920335072 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/22/2009 12:31 PM Pg: 1 of 4

in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN and CONVEY unto the party of the second part, and to his/her/their heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

(LEGAL DESCRIPTION ATTACHED – EXHIBIT A)

Permanent Real Estate Number(s): 14-08-415-055-1033

Address(es) of real estate: 1048 W. Lawrence, Unit 1048-4, Chicago, Illinois 60640

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND subject to:

- (i) general real estate taxes not yet due and payable;
- (ii) special taxes and assessments for improvements not yet completed;
- (iii) applicable zoning and building laws and ordinances;
- (iv) covenants, conditions, restrictions, easements and building lines of record;
- (v) party wall rights and agreements, if any;
- (vi) encroachments;
- (vii) Intentionally deleted;
- (viii) the Municipal Code of the Country Club Hills;
- (ix) public and utility easements of record;
- (x) private easements of

BOX 333-CP

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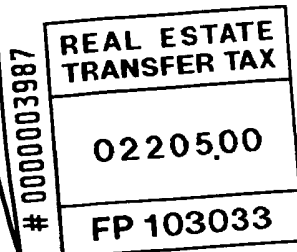
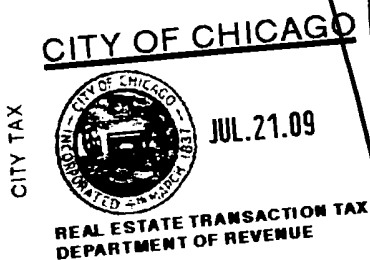
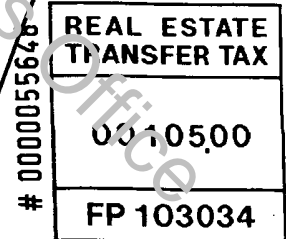
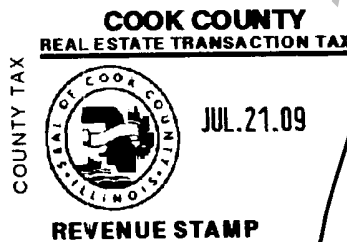
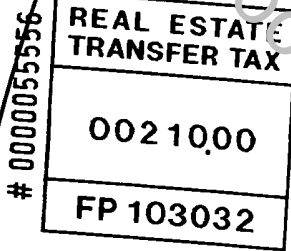
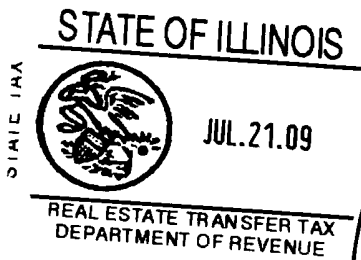
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record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments levied pursuant to the Declaration, if applicable; (xiv) liens and matters of title over which the title insurance company is willing to insure; and (xv) acts done or suffered by grantee.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, the day and year first above written.

KONDAUR CAPITAL CORPORATION

By: Ali Ramezani
Liquidation Manager



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STATE OF CALIFORNIA
 COUNTY of ORANGE) ss.

I, RACHEL NGUYEN a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ali Ramezani personally known to me to be the Liquidation Manager of KONDAUR CAPITAL CORPORATION, a Delaware corporation, and personally known to me to be the same person whose name ^{is} subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such he/she signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

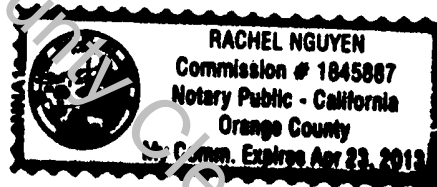
Given under my hand and official seal, this 7th day of JULY, 2009.

Rachel Nguyen
 Notary Public

Commission expires APRIL 23, 2015

Prepared By:

John J. Voutiritsas
 1300 Jefferson, Suite 303
 Des Plaines, IL 60016

**Send subsequent tax bills to:**

Ceravita Arnold
1048 W. Lawrence #1048-4
Chicago IL 60640

MAIL TO:

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5110504 HNC
STREET ADDRESS: 1048 W. LAWRENCE AVE APT. 4
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-08-415-055-1033

LEGAL DESCRIPTION:

PARCEL 1: UNIT NUMBER(S) 1048-4 IN THE KENMORE CORNER CONDOMINIUMS, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 16, 17 AND 18 IN SNOW AND DICKINSON'S SUBDIVISION OF THE SOUTH 20 ACRES OF THE SOUTHEAST FRACTIONAL QUARTER OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED MAY 26, 2005 AS DOCUMENT NUMBER 0514634089; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S1048-4, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN SAID DECLARATION OF CONDOMINIUM RECORDED MAY 26, 2005 AS DOCUMENT NUMBER 0514634089.