

# UNOFFICIAL COPY



Doc#: 0928247085 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/09/2009 11:32 AM Pg: 1 of 4

## SELLING

## OFFICER'S

## DEED

Fisher and Shapiro #06-0452D

The grantor, Kallen Realty Services, Inc., an Illinois corporation, not individually but as the Selling Officer in the Circuit Court of Cook County, Illinois cause 07 CH 1025 entitled KONDAUR CAPITAL CORPORATION v. WILLIAM PHILLIPS A/K/A WILLIAM V. PHILLIPS, et al., in accordance with a Judgment of Foreclosure and Sale entered therein pursuant to which the following described property was sold at a public sale on August 4, 2009 upon due notice from which no redemption has been made, for good and valuable consideration, pursuant to 735 ILCS 5/15-1509 does hereby grant, convey, and transfer the following described property to the grantee **KONDAUR CAPITAL CORPORATION:**

[SEE RIDER ATTACHED HERETO AND MADE A PART HEREOF]

THE INFORMATION REQUIRED BY 735 ILCS 5/15-1509.5 APPEARS ON EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

In witness whereof, Kallen Realty Services, Inc. has executed this deed by a duly authorized agent.

KALLEN REALTY SERVICES, INC.

By: 

Subscribed and sworn to before  
me this 30<sup>th</sup> day of September, 2009

  
Notary Public

OFFICIAL SEAL  
GEORGIA BOUZIOTIS  
NOTARY PUBLIC - STATE OF ILLINOIS  
MY COMMISSION EXPIRES:03/21/12

Deed prepared by L. Kallen, K.R.S., Inc., 205 W. Randolph St., Suite 1020, Chicago, IL 60606  
Mail recorded deed to Fisher and Shapiro, 4201 Lake Cook Road, 1<sup>st</sup> fl., Northbrook, IL 60062  
Mail tax bills to KONDAUR CAPITAL CORPORATION, 1100 W. Town & Country Rd, Suite 1600, Orange, California 92868

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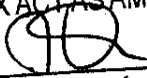
## RIDER

This is the rider to the deed dated September 30, 2009 re Circuit Court of Cook County, Illinois cause 07 CH 1025, respecting the following described property:

LOT 9 (EXCEPT THE SOUTH 167.5 FEET THEREOF) IN THE COUNTY CLERK'S DIVISION OF LOTS , 11 AND 14 IN GEORGE W. CLARK'S SUBDIVISION OF THE EAST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 25, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS. Commonly known as 7400 South Bennett Avenue, Chicago, IL 60649 Permanent Index No.: 20-25-134-018

Property of Cook County Clerk's Office

THIS TRANSACTION IS EXEMPT UNDER PARAGRAPH (L) OF THE REAL ESTATE TRANSFER TAX ACT AS AMENDED.

BY   
DATE 10/7/09  
REPRESENTATIVE

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## Exhibit A

Information required by 735 ILCS 5/15-1509.5

Name of Grantee: Kondaaur Capital Corporation

Address of Grantee: 1100 Town & Country Rd., Ste. 1600, Orange, CA 92868

Telephone Number: (888)-566-3287

Name of Contact Person for Grantee: Don Duncan

Address of Contact Person for Grantee: 1100 Town & Country Rd., Ste. 1600, Orange, CA 92868

Contact Person Telephone Number: (888)-566-3287

Property of Cook County Clerk's Office

EXEMPT AND ABI TRANSFER DECLARATION SETTLEMENT  
REQUIRED UNDER PUBLIC ACT 87-543  
COOK COUNTY ONLY

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The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 10/7, 20 09

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me by the said agent this 7 day of Oct, 20 09.  
Notary Public [Signature]



The grantee of his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated 10/7, 20 09

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me by the said agent this 7 day of Oct, 20 09.  
Notary Public [Signature]



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)