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ST5114877 AR

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



Doc#: 1009933083 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/09/2010 10:32 AM Pg: 1 of 4

THIS AGREEMENT, made
this 25th day of February
2010, 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
**OVERHILL
DEVELOPMENT, INC., an
Illinois corporation**, 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

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/here/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): 14-20-420-012-0000
Address(es) of real estate: 845 W. Buckingham, Chicago, Illinois 60642

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 City of Chicago; (ix) public and utility easements of record; (x) private easements of

BOX 333-CT

4CB

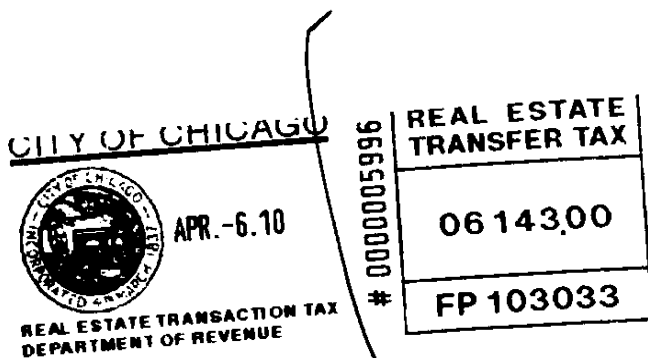
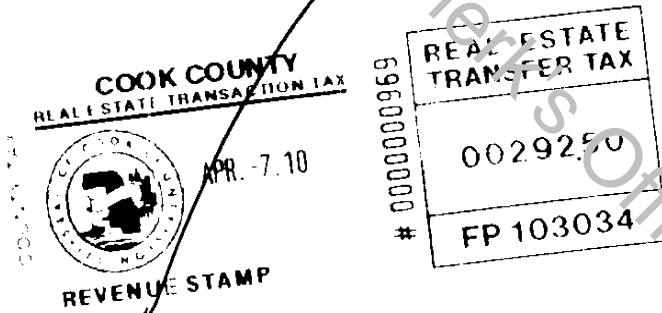
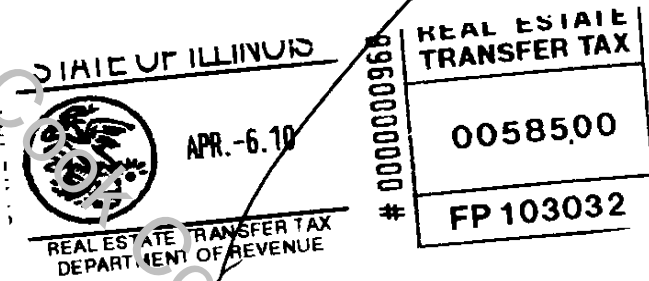
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record; (xi) leases, licenses, operating agreements, and other agreements affecting the property; (xii) limitations and conditions imposed by the Illinois Condominium Property Act, if applicable; (xiii) installments due after closing for assessments 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: Ivan Larco
Ivan Larco, Liquidation Specialist



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STATE OF California

COUNTY of Orange) ss.

I, Melissa Bloch a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Ivan Lario personally known to me to be the Liquidation ^{Specialist} ~~Manager~~ of KONDAUR CAPITAL CORPORATION, a Delaware corporation, and personally known to me to be the same persons whose names are 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 25th day of February, 20 10.

Melissa Bloch
Notary Public

Commission expires July 12, 2013



Prepared By:

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

Send subsequent tax bills to:

OVERHILL DEVELOPMENT, INC.
915 HASTINGS
PARK RIDGE, IL 60068

MAIL TO:

MICHAEL J. HAGERTY
6323 N. AVONDALE #248
CHICAGO, IL 60631

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5114877 HNC
STREET ADDRESS: 845 W. BUCKINGHAM
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 14-20-420-012-0000

LEGAL DESCRIPTION:

LOT 52 IN BLOCK 2 IN BUCKINGHAM'S SUBDIVISION OF LOT 4 IN THE PARTITION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office