

UNOFFICIAL COPY

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

THIS AGREEMENT, made this 27th day of April 2010, between **KONDAUR CAPITAL CORPORATION**, a Delaware Corporation, whose address is One City Blvd West, Suite 1900, Orange, CA, a party of the first part, and **JIANXIN LI and LIYEN LI**, of 2873 S. Farrell, 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 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:

* HUSBAND & WIFE, NOT AS TENANTS IN COMMON, NOT AS JOINT TENANTS, (LEGAL DESCRIPTION ATTACHED - EXHIBIT A) BUT AS TENANTS BY THE ENTIRETY

Permanent Real Estate Number(s): 17-29-306-017-0000
Address(es) of real estate: 2830 S. Hillcock, Chicago, Illinois 60608

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



Doc#: 1017211049 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/21/2010 10:56 AM Pg: 1 of 4

BOX 333-CP

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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: _____

PATRICK SWEENEY, LIQUIDATION SPECIALIST

STATE OF ILLINOIS



JUN. 14. 10


REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000002284

REAL ESTATE TRANSFER TAX
00116.00
FP 103032

CITY TAX

CITY OF CHICAGO



JUN. 14. 10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000006631

REAL ESTATE TRANSFER TAX
01218.00
FP 103033

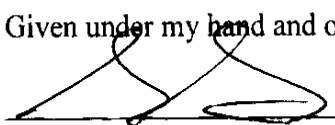
Property of Cook County Clerk's Office

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STATE OF California
) ss.
COUNTY of Orange)

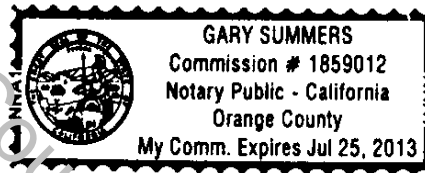
I, Gary Summers a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Patrick Sweeney personally known to me to be the Liquidation ^{Specialist} ~~Manager~~ of KONDAUR CAPITAL CORPORATION, a Delaware corporation, and personally known to me to be the same persons whose 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 27th day of April, 2010.



Notary Public

Commission expires 7/25/2013



Prepared By:

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

Send subsequent tax bills to:

L1 F L1
2830 S. HILLOCK
CHICAGO, IL 60608

MAIL TO:

L1 F. L1
2873 S. FARREL
CHICAGO, IL 60616

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5115829 HNC
STREET ADDRESS: 2830 S. HILLOCK
CITY: CHICAGO **COUNTY:** COOK
TAX NUMBER: 17-29-306-017-0000

LEGAL DESCRIPTION:

LOT 60 IN JAMES H. REES' SUBDIVISION OF LOTS 9 AND 10 IN SUBDIVISION OF BLOCKS 7, 8 AND 9 IN THE CANAL TRUSTEES' SUBDIVISION OF THE SOUTH FRACTION OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office