



Doc#: 1023733046 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/25/2010 09:32 AM Pg: 1 of 5

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

THIS AGREEMENT, made this 14th day of July 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 **STEFAN PIULAN and KEVIN C. PIULAN**, of SISS W. Morse, Skokie, Illinois not as Tenants in Common but as Joint Tenants with rights of survivorship, 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): 16-09-413-008-0000
Address(es) of real estate: 143 N. Laramie, Chicago, Illinois 60644

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


BOX 333-CT


ST 5117393
PK 383

S	Y
P	B
S	N
SC	Y
INT	Y

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STATE OF ILLINOIS	
 AUG. 23. 10	
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000004061
	REAL ESTATE TRANSFER TAX
	00018.00
	FP 103032

COOK COUNTY REAL ESTATE TRANSACTION TAX	
 AUG. 23. 10	
REVENUE STAMP	# 0000004061
	REAL ESTATE TRANSFER TAX
	00009.00
	FP 103034

CITY OF CHICAGO REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	
 AUG. 23. 10	
	# 0000007276
	REAL ESTATE TRANSFER TAX
	00189.00
	FP 103033

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

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CHICAGO TITLE INSURANCE COMPANY

ORDER NUMBER: 1409 ST5117393 HNC
STREET ADDRESS: 143 N. LARAMIE
CITY: CHICAGO COUNTY: COOK
TAX NUMBER: 16-09-413-008-0000

LEGAL DESCRIPTION:

LOT 7 IN BLOCK 6 IN HARRIS & MCGINNIS' SUBDIVISION OF LOT 4 IN THE RESUBDIVISION OF BLOCK 6 WITH VACATED ALLEY IN DERBY'S ADDITION TO CHICAGO, IN THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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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 ~~Manager~~ ^{President} 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 14th day of July, 2010.



Notary Public

Commission expires 7/25/2013



Prepared By:

John J. Voutiritsas
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Des Plaines, IL 60016

Send subsequent tax bills to:

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Skokie, IL 60077

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Niles, IL 60714