SPECIAL WARRANTY DEED

(Corporation to Individual) (Illinois)

THIS AGREEMENT, made this 14 h 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 Pluizan and KEVIN C. PIUIAN. of 3155 m moise

Skokie, Illinois not as Terarls 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

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

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 toticws, 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

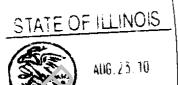
TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, his/her/their heirs and assigns forever. And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, his/her/their 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

5 5 117393 pk 33

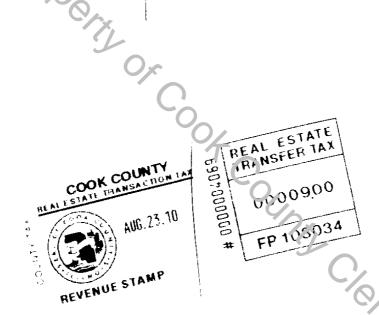
1023733046D Page: 2 of 5

UNOFFICIAL COPY



REAL ESTATE PRANSFER TAX DEPARTMEN (1) REVENUE

# 0000004061	REAL ESTATE TRANSFER TAX
	00018,00
	FP 103032





1023733046D Page: 3 of 5

UNOFFICIAL COPY

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 APITAL CORPORATION

By:

PATRICK SWEENEY, LIQUIDATION SPECIALIST

1023733046D Page: 4 of 5

UNOFFICIAL COPY



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.

LEGALD

07/23/10

1023733046D Page: 5 of 5

UNOFFICIAL COPY

STATE OF California)
COUNTY of Utence)
a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that Patieus Successory personally known to me to be the Liquidation Mariabet 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 14 th day of 1, 20 10.
Notary Public
Commission expires 7/27/901 GARY SUMMERS Commission # 1859012 Notary Public - California Orange County My Comm. Expires Jul 25, 2013
Duamanad Rus
John J. Voutiritsas 1300 Jefferson, Suite 303 Des Plaines, IL 60016
Send subsequent tax bills to: Sterku Pinian PO. Box 1634 Skekie, Il 60077
MAIL TO: Nick Hyrnes 7103 W. Birchwood Niks, IT 60714