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SPECIAL WARRANTY DEED



Doc#: 1034433026 Fee: \$46.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/10/2010 08:49 AM Pg: 1 of 6

C.T.I. /CY
NW 7101063
CS 210039207 MC
1 of 2

SEND SUBSEQUENT TAX BILLS
TO GRANTEE'S ADDRESS:

KEN JEFFERSON
10020 S. Yates
CHICAGO, IL 60617

This Special Warranty Deed is made this 12th day of NOVEMBER, 2010, by and between **KONDAUR CAPITAL CORPORATION**, a Delaware Corporation (the "Grantor"), having an address at One City Boulevard West, Suite 1900, Orange, CA 92868 and **KEN E. JEFFERSON and CARLOTTA M. WILLIAMS, husband and wife, as Tenants by the Entireties**, (the "Grantee"), of 283 Luella Ave., Calumet City, IL 60409.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, in hand paid by Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does hereby REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, and to its successors and assigns, FOREVER, the property described on EXHIBIT "A" attached hereto and made a part hereof, which property is situated in the County of Lake and State of Illinois (the "Real Estate").

This conveyance is made, and the Real Estate is subject to (i) any homeowner or condominium declarations, covenants, restrictions or similar agreements affecting or encumbering the Real Estate; (ii) all matters of record; (iii) statutory liens for real estate taxes or assessments which are not yet due and payable; (iv) zoning ordinances and requirements affecting the Real Estate or its use adopted by any governmental body; (v) any matter that would be revealed by an accurate survey of the Real Estate; (vi) any applicable governmental regulation, including, without limitation, any governmental regulation regarding the maintenance or condition of the Real Estate; (vii) any outstanding utility charges; and (viii) matters created, suffered or permitted by or through the Grantee (collectively, the "Permitted Exceptions").


Together with all the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversions, remainder and remainders, rents, issues, and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever of Grantor, either in law or equity, of, in and to the Real Estate with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Real Estate with the appurtenances, unto the Grantee and its successors and assigns forever.

S Y
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S N
SC Y
HT X

DEX 333-07

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STATE OF ILLINOIS




DEC.-3.10

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000005784

REAL ESTATE TRANSFER TAX
00063.00
FP 103032

COOK COUNTY
REAL ESTATE TRANSACTION TAX




DEC.-3.10

REVENUE STAMP

000005797

REAL ESTATE TRANSFER TAX
00031.50
FP 103034

CITY OF CHICAGO



DEC.-3.10

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

000007926

REAL ESTATE TRANSFER TAX
00662.00
FP 103033

Property of Cook County Clerk's Office

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And the Grantor, for itself, and its successors, does covenant, promise, and agree, to and with the Grantee, and its assigns, that except for the Permitted Exceptions, the Grantor has not done or suffered to be done, anything whereby the Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that except for the Permitted Exceptions, said Property, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

Grantee's sole and exclusive remedy with respect to any Claim (as hereinafter defined) relating to the Real Estate which arises out of a breach of a representation or warranty, including, without limitation, the limited warranty covenants contained in this Deed, shall and hereby is limited to the right to receive, as its sole and exclusively remedy for such Claim, a refund from Grantor of the Allocated Value (as defined in that certain Agreement of Sale and Purchase between Kondaur Capital Corporation and Equity Trust Company as Custodian for Gary Moberly, IRA of the Real Estate in exchange for a re-conveyance of the Real Estate to the Grantor or its designated affiliate (a "Put"). Grantee shall be permitted to elect a Put for the Real Estate only if the amount of the Claim for the Real Estate exceeds the greater of (i) \$10,000 or (ii) twenty percent (20%) of the Allocated Value of the Real Estate. All representations and warranties made by Grantor hereunder, and Grantee's right to elect a Put, will terminate on the date which is one hundred eighty (180) days after the date of this Deed. "Claims" means any and all suits, actions, proceedings, arbitrations, investigations, demands, claims or any other means for the recovery of, or compensation for, losses or other damages, liabilities, expenses or costs of whatever kind or nature, whether direct or indirect, known or unknown, contingent or otherwise that may arise on account of or in any way connected with the Real Estate or any portion thereof.

(Remainder of Page Intentionally Left Blank)

County Clerk's Office

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EXECUTED this 11th day of November, 2010

KONDAUR CAPITAL CORPORATION, a Delaware Corporation

By: [Signature]
Name: PATRICK SWEENEY LIQUIDATION SPECIALIST
Title: _____

STATE OF California)
COUNTY OF Orange) SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this _____ day of _____, 2010.

See attached acknowledgment

NOTARY PUBLIC

This document prepared by:
J Nicholas Parish (37250)
FALON & KENNEY, LTD.
5 South 6th Avenue
La Grange, IL 60525

After Recording Return to:
John Koziel ATTY AT LAW
6413 W 63RD ST
Chgo IL. ~~60638~~ 60638

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California

County of Orange

On 11/11/2010 before me, Steffany Nguyen
Date Here Insert Name and Title of the Officer

personally appeared Patrick Sweeney
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature: Steffany Nguyen
Signature of Notary Public



Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: Special Warranty Deed

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

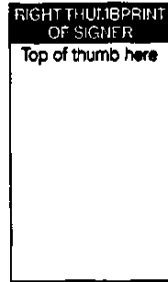
- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

Signer's Name: _____

- Individual
- Corporate Officer — Title(s): _____
- Partner — Limited General
- Attorney in Fact
- Trustee
- Guardian or Conservator
- Other: _____



Signer Is Representing: _____

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STREET ADDRESS: 10020 S. YATES BLVD

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 25-12-413-063-0000

LEGAL DESCRIPTION:

LOT 7 AND THE SOUTH 1/2 OF LOT 6 IN BLOCK 21 OF CALUMET TRUSTS SUBDIVISION NO. 2, A RE-SUBDIVISION OF BLOCKS 158 TO 161, 170 TO 173 IN SOUTH CHICAGO AS PER PLAT THEREOF RECORDED AS DOCUMENT 9224451 IN THE SOUTHWEST 1/4 OF SECTION 7, TOWNSHIP 37 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, NORTH OF INDIAN BOUNDARY LINE AND THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTH OF INDIAN BOUNDARY LINE AND THE SOUTHEAST 1/4 OF SECTION 12, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN NORTH OF INDIAN BOUNDARY LINE IN COOK COUNTY, ILLINOIS.

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