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ST5/22595-PK
**SPECIAL WARRANTY
DEED
(Limited Liability Company
to Limited Liability
Company)
(Illinois)**



Doc#: 1118733033 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/06/2011 10:11 AM Pg: 1 of 4

1 of 2

THIS AGREEMENT, made
this 14 day of June 2011,
between **KONDAUR REO,
L.L.C.**, a Delaware limited
liability company, whose
address is One City Blvd. West,
Suite 1900, Orange, CA, a
party of the first part, and
**PIORUN PROPERTIES,
LLC.**, an Illinois limited
liability company having an
address of

918 S Vine St
Hinsdale IL 60521

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:

**PARCEL 1: THE WEST 38 FEET OF LOT 1 IN BLOCK 7 IN WOODLAWN RIDGE SUBDIVISION OF
THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH RANGE 14,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THAT PART OF LOT 2 IN BLOCK 7 IN AFORESAID DESCRIBED AS FOLLOWS:
COMMENCING AT THE WEST LINE OF SAID LOT 2 AT A POINT 2 1/2 INCHES SOUTH OF THE
NORTHWEST CORNER THEREOF; THENCE NORTH ON THE WEST LINE OF LOT 2, 2 1/2 INCHES
TO THE NORTH LINE OF LOT 2; THENCE EAST 28 FEET 1/2 INCHES; THENCE SOUTH 3 1/2
INCHES; THENCE WEST TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Number(s): 20-23-113-041-0000
Address(es) of real estate: 847 East 65th St., Chicago, Illinois 60637

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

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BOX 333-CP

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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 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.

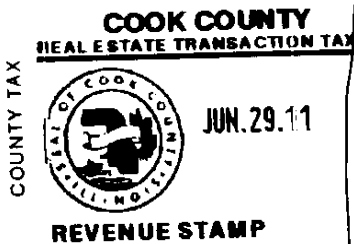
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signatory, the day and year first above written.

KONDAUR REO, L.L.C.

By Kondaur Capital Corporation, Its Authorized Agent

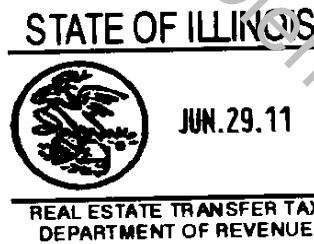
By:


 JOY ZIMMERMAN, LIQUIDATION SPECIALIST



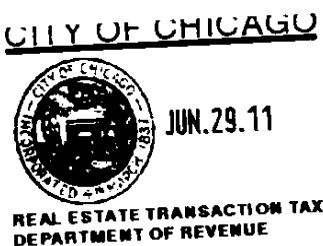
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REAL ESTATE TRANSFER TAX
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REAL ESTATE TRANSFER TAX
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STATE OF _____)
) ss.
COUNTY of _____)

I, _____ a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that _____ personally known to me to be the Liquidation Specialist of KONDAUR REO, L.L.C. by KONDAUR CAPITAL CORPORATION, a Delaware corporation, its authorized agent 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 _____ day of _____, 20_____.

see attached

Notary Public

Commission expires _____

Prepared By:

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

Send subsequent tax bills to:

Piorun Properties LLC
918 S Vine St
Hinsdale IL 60521

MAIL TO:

Piorun Properties LLC
918 S Vine St
Hinsdale IL 60521

NOTARY PUBLIC OF COOK COUNTY CLERK'S OFFICE

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ACKNOWLEDGMENT

State of California
County of Orange

On 6/14/2011 before me, Steffany Nguyen, Notary Public
(insert name and title of the officer)

personally appeared Joy Zimmerman
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 [Handwritten Signature]

(Seal)

Property of Cook County Clerk's Office