

# UNOFFICIAL COPY



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

Doc#: 1122833063 Fee: \$66.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/16/2011 10:41 AM Pg: 1 of 4

THIS AGREEMENT, made  
this 18<sup>th</sup> day of July 2011,  
between **KONDAUR  
CAPITAL CORPORATION**,  
a Delaware Corporation, whose  
address is One City Blvd. West,  
Suite 1500, Orange, CA, a  
party of the first part, and  
**Dearborn 545 One, LLC., an  
Illinois limited liability  
company whose address is**  
2011 N Hope Ave  
Chicago IL 60607  
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:**

UNIT W2610 IN THE RESIDENCES AT GRAND PLAZA CONDOMINIUM, AS DELINEATED ON A  
PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 4A AND LOT 4B IN  
THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DELINEATED BOTH  
HORIZONTALLY AND VERTICALLY IN SAID SUBDIVISION, BEING A RESUBDIVISION OF ALL OF  
BLOCK 25 IN KINZIE'S ADDITION TO CHICAGO IN SECTION 10, ALSO OF BLOCK 16 IN  
WOLCOTT'S ADDITION TO CHICAGO IN SECTION 9, AND ALSO ALL OF THE VACATED ALLEY,  
18.00 FEET WIDE, IN SAID BLOCK 16 AND 25 HERETOFORE DESCRIBED; ALL IN TOWNSHIP 39  
NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT  
THEREOF RECORDED ON DECEMBER 29, 2003 AS DOCUMENT 0336327024; WHICH PLAT OF  
SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED  
OCTOBER 26, 2005 AS DOCUMENT 0529910137; TOGETHER WITH ITS UNDIVIDED PERCENTAGE  
INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

**PARCEL 2:**

EASEMENTS FOR THE BENEFIT OF PARCEL 1, AS CONTAINED IN ARTICLE 3.4 OF THE  
DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED  
AUGUST 3, 2005 AS DOCUMENT 0521518064.

Permanent Real Estate Number(s): 17-09-241-036-1194

Address(es) of real estate: 545 n. Dearborn, Unit 2610, Chicago, Illinois 60654

**BOX 333-CTD**

S 1  
P 4  
S 1  
SC 1  
INT 1



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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 \_\_\_\_\_ 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 \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

*SEE ATTACHED ACKNOWLEDGMENT*  
\_\_\_\_\_  
Notary Public

Commission expires \_\_\_\_\_

**Prepared By:**

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

**Send subsequent tax bills to:**

*Dearborn 545 One LLC  
Brannon E Lambert  
2011 N Hayne Ave  
Chicago IL 60647*

**MAIL TO:**

*Tracey L. Nihen  
4505 N. Lincoln Ave  
Chicago IL 60625*

Property of Cook County Clerk's Office

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

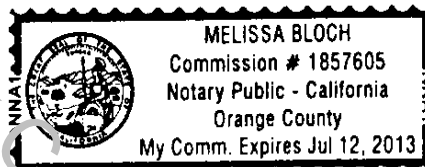
STATE OF CALIFORNIA

COUNTY OF ORANGE

On July 18, 2011 before me, **Melissa Bloch**, a Notary Public personally appeared Susana Barrueto who proved to me on the basis of satisfactory evidence to be the person(s) who 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) as Liquidation Specialist of Kondaur Capital Corporation, 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.



(Notary Seal)

Signature of Notary Public

### INFORMATION BELOW IS RECOMMENDED BUT NOT REQUIRED

Title / Description of the attached Document	
Name of Documents:	<u>Special Warranty Deed</u>
Document Date:	<u>July 18, 2011</u>
Number of Pages:	<u>3</u>