UNOF**EICIAL C**OPY

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 18th day of July 2011, 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 Dearborn 545 One, LLC., an Illinois limited l'ability company whose address is 2011 N Home A Chilary Ti 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:

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 A AND LOT 4B IN THE SUBDIVISION AT GRAND PLAZA, AS SAID LOTS ARE LOCATED AND DEL NEATED 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 10 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

OUX 333-CTP

S N SC Y

1122833063D Page: 2 of 4

UNOFFICIAL COPY

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:

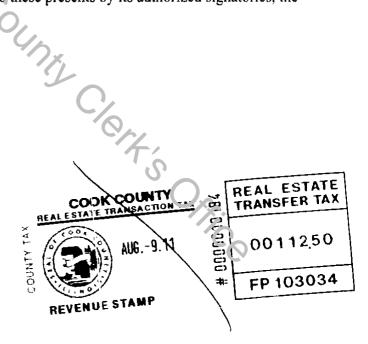
(i) general real estate taxes not yet due and payable; (ii) special taxes and assessments for improvements not yet completed; (iii) applicable zoning and building laws and ordinances; (iv) covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code 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 grance.

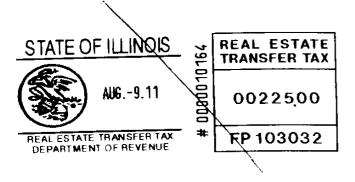
IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its authorized signatories, the day and year first above written.

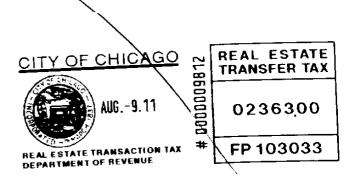
KONDAUR CAPITAL CORPORATION

B_v

Sasana Barrueto, Liquidation Specialist







1122833063D Page: 3 of 4

UNOFFICIAL COPY

STATE OF)		
) ss.		
COUNTY of)		
I.	/	a Notary Public in	and for the said County in the
State aforesaid, DC	HEREBY CERTIFY that	artotary radio in t	and for the said County, in the personally CAPITAL CORPORATION,
known to me to be	the Liquidation	of KONDAUR	CAPITAL CORPORATION
a Delaware corpora	tion, and personally known	to me to be the sar	ne persons whose names are
subscribed to the fo	regoing instrument, appear	ed before me this d	ay in person, and severally
acknowledged that	as such he/she signed and o	lelivered the said in	strument and caused the
of Directors of Said	occupation to be affixed	thereto, pursuant to	o authority, given by the Board
and deed of savi co	poration, for the uses and p	id voluntary act, and	d as the free and voluntary act
and dood of said yo	portation, for the uses and	omposes merem ser	. 101111.
	/ /		
Given under my har	nd and official seal, this	day of	, 20 .
566 1			
DEE AT	TREATED ROKATION	EUGMENT	
Notary Public	0		
Commission expire	· · · · · · · · · · · · · · · · · · ·		
o oranico de la company			
		0.	
		4	
Prepared By:		· //×,	
John I. Vosstinitana		7	
John J. Voutiritsas 1300 Jefferson, Suit	e 303	(')	
Des Plaines, IL 600	16	(6	
	e 303 ax bills to:		4
			'5
_			0~
Send subsequent ta	x bills to:		
Deathorn 5	45 One LLC		'S OFFICE
Brannon	E Lambert		CV
2011 N H			
Chicago I	'		
MAIL TO:	,		
HAIL 10.			
Tracey	1. Nihen		
7	L. Nihen Lincoln A	re	
Phylaw	TC 60625	-	

1122833063D Page: 4 of 4

UNOFFICIAL COPY

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT
STATE OF <u>CALIFORNIA</u>
COUNTY OF ORANGE
On July 18, 2011 before me,
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. MELISSA BLOCH Commission # 1857605 Notary Public - California Orange County My Comm. Expires Jul 12, 2013 Signature of Notary Public
INFORMATION BELOW IS RECOMMENDED BUT NOT REQUIRED

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