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

Doc#: 1124333104 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/31/2011 01:11 PM Pg: 1 of 4

THIS AGREEMENT, made this 1st day of August 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 **LISA SANDERS** whose address is

_____ party of the second part, not as Joint Tenants and not as Tenants in Common, but as Tenants by the Entirety, 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:

LOT 3 IN BLOCK 1 IN SECOND ADDITION TO WEST PARK MANOR, BEING A SUBDIVISION IN THE WEST 1/2 OF FRACTIONAL SECTION 17, TOWNSHIP 36 NORTH RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 30-17-124-006-0000

Address(es) of real estate: 529 W. 157th St., Calumet City, Illinois 60409

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 Calumet City
- (ix) public and utility easements of record;
- (x) private easements of

ST 5123107
PK 1/2

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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 signatories, the day and year first above written.

KONDAUP CAPITAL CORPORATION

By: *Susana Barreto*
Susana Barreto, Liquidation Specialist

STATE OF ILLINOIS
AUG. 25. 11
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000010379
REAL ESTATE TRANSFER TAX
00068.00
FP 103032

REAL ESTATE TRANSFER TAX
40808 08/03/11
Calumet City • City of Homes \$ 272.00

REAL ESTATE TRANSFER TAX
40809 8/03/11
Calumet City • City of Homes \$ 272.00

COOK COUNTY
REAL ESTATE TRANSACTION TAX
AUG 25. 11
REVENUE STAMP

0000010399
REAL ESTATE TRANSFER TAX
00034.00
FP 103034

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

MAIL TO.
Send subsequent tax bills to:

*Lisa E Sanders
529 W 157th Street
Columet City IL 60109*

MAIL TO:

Property of Cook County Clerk's Office

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CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

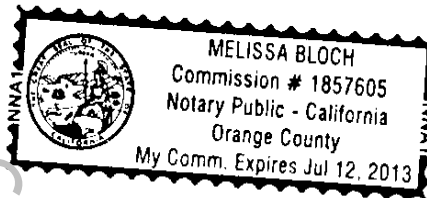
STATE OF CALIFORNIA

COUNTY OF ORANGE

On August 1, 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>August 1, 2011</u>
Number of Pages:	<u>3</u>