

# UNOFFICIAL COPY

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

THIS AGREEMENT, made this 23rd day of September 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 **THOMAS MCNEELA and KATHLEEN MCNEELA**, husband and wife whose address is

29 OVERLOOK DR  
GOLF IL 60029  
not as Tenants in Common and not as Joint Tenants but as Tenants by the Entirety, 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:

**LOT 23 IN GOLF, A SUBDIVISION OF LAND IN SECTION 7, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1901 IN BOOK 79 PLATS PAGE 47 IN COOK COUNTY, ILLINOIS.**

Permanent Real Estate Number(s): **10-07-401-015-0000**

Address(es) of real estate: **29 Overlook Dr., Golf, IL 60029**

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) <sup>2010 and installment real estate taxes paid subsequent</sup> years.



Doc#: **1128633048** Fee: **\$42.00**  
Eugene "Gene" Moore RHSP Fee: **\$10.00**  
Cook County Recorder of Deeds  
Date: 10/13/2011 10:22 AM Pg: 1 of 4

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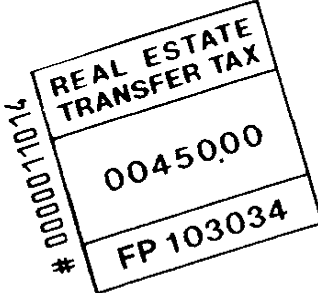
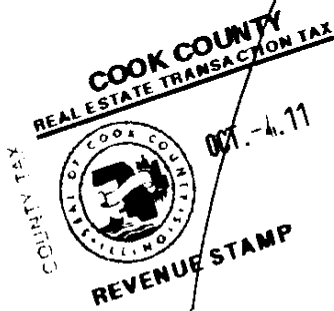
covenants, conditions, restrictions, easements and building lines of record; (v) party wall rights and agreements, if any; (vi) encroachments; (vii) Intentionally deleted; (viii) the Municipal Code of the City of Golf (ix) public and utility easements of record; (x) private easements of record; (xi) 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 signatories, the day and year first above written.

**KONDAUR CAPITAL CORPORATION**

By: Kondaur Capital Corporation

By: Susana Barrueto  
Susana Barrueto, Liquidation Specialist



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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

**Send subsequent tax bills to:**

*THOMAS MCNEELA  
29 OVERLOOK*

*→ GOLF, IL  
60029*

**MAIL TO:**

*Property of Cook County Clerk's Office*

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## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

STATE OF CALIFORNIA

COUNTY OF ORANGE

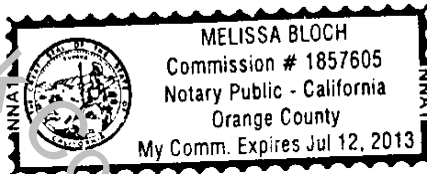
On September 23, 2011 before me, Melissa Bloch, a Notary Public personally appeared Susana Barrreto who proved to me on the basis of satisfactory evidence to be the person(s) who name(s) is/are subscribed to the within instrument and acknowledged to me that he/~~she~~/they executed the same in his/~~her~~/their 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.



Signature of Notary Public



(Notary Seal)

### INFORMATION BELOW IS RECOMMENDED BUT NOT REQUIRED

Title / Description of the attached Document	
Name of Documents: <u>Special Warranty Deed</u>	
Document Date: <u>9/23/11</u>	Number of Pages: <u>3</u>