

# UNOFFICIAL COPY

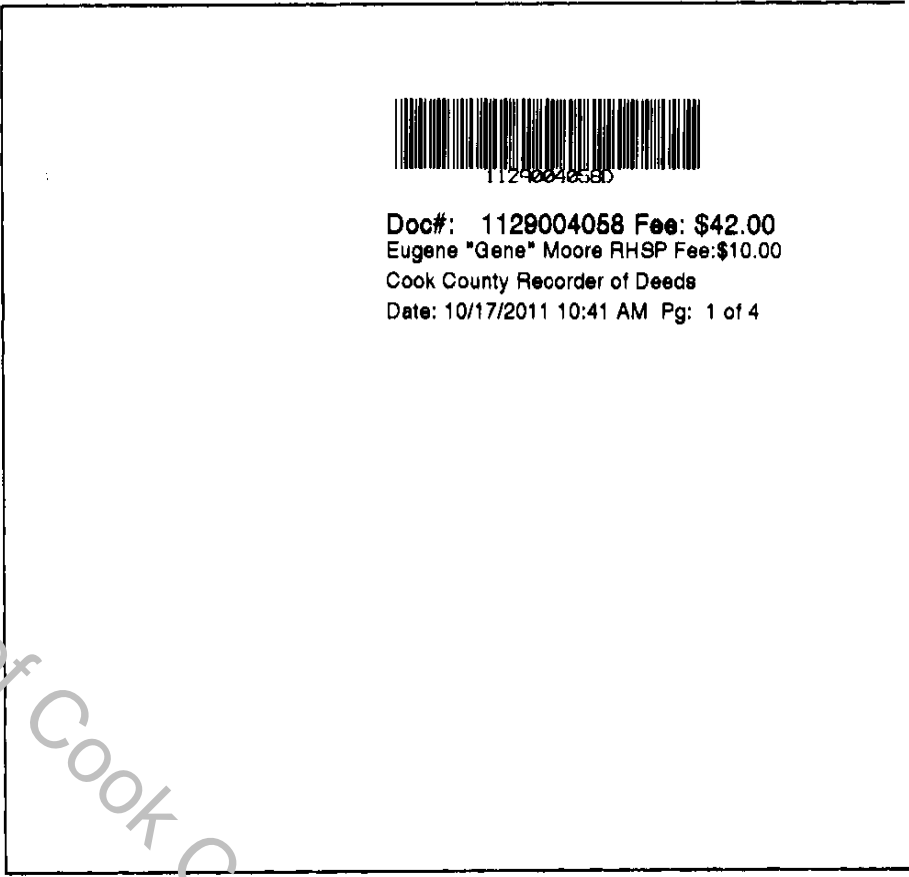
ST 512272 PK

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

THIS AGREEMENT, made this 28 day of June 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 **Julie Weber and Jeremy Weber** of 1850 W. Superior St.

1 of 1

Chicago, IL 60621 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



Doc#: 1129004058 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/17/2011 10:41 AM Pg: 1 of 4

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:

As joint tenants with the rights of survivorship

**PARCEL 1: UNIT 2, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN 1731 N. WESTERN CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0635409059, AS AMENDED FROM TIME TO TIME, IN THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; (UNDERLYING LEGAL: THE NORTH 28 FEET OF THE SOUTH 167.50 FEET OF A TRACT OF LAND CONSISTING OF LOTS 4,5,6,7,8,9,10, AND 11 (EXCEPT THAT PART OF SAID LOTS LYING WEST OF A LINE 50.00 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SECTION 31) IN BLOCK 3 IN ISHAM'S SUBDIVISION OF THE NORTH 1/2 OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 LYING SOUTHWEST OF MILWAUKEE AVENUE OF SECTION 31, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS).**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0635409059, AFORESAID.**

Permanent Real Estate Number(s): 14-31-319-086-1002  
Address(es) of real estate: 1731 N. Western, Unit 2, Chicago, Illinois 60647

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

S X  
P 1/4  
S N  
SC X  
INT [Signature]

**BOX 333-CP**

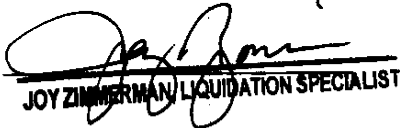
# UNOFFICIAL COPY

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 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:   
JOY ZIMMERMAN, LIQUIDATION SPECIALIST

14-31-319-086-1002

<b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX		<b>REAL ESTATE TRANSFER TAX</b>
COUNTY TAX	 OCT.-7.11	C009000
		FP 103034
		# 0000011209

<b>STATE OF ILLINOIS</b>	
 OCT.-7.11	<b>REAL ESTATE TRANSFER TAX</b>
	0018000
	FP 103032

# 0000011188	<b>REAL ESTATE TRANSFER TAX</b>
	0018000
	FP 103032

<b>CITY OF CHICAGO</b>	
 OCT.-7.11	<b>REAL ESTATE TRANSACTION TAX</b> DEPARTMENT OF REVENUE
	0189000
	FP 103033

# 0000010235	<b>REAL ESTATE TRANSFER TAX</b>
	0189000
	FP 103033

# UNOFFICIAL COPY

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  
\_\_\_\_\_  
Notary Public

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

**Prepared By:**

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

**Send subsequent tax bills to:**

Jeremy M Weber  
1850 West Superior  
Chicago IL 60622

**MAIL TO:**

Jeremy M Weber  
1850 West Superior  
Chicago IL 60622

Office of Cook County Clerk's Office

# UNOFFICIAL COPY

## CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

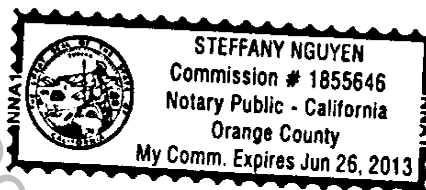
STATE OF CALIFORNIA

COUNTY OF ORANGE

On 6/28/11 before me, Steffany Nguyen, a Notary Public personally appeared Joy Zimmerman 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.



Steffany Nguyen (Notary Seal)  
Signature of Notary Public

### INFORMATION BELOW IS RECOMMENDED BUT NOT REQUIRED

Title / Description of the attached Document

Name of Documents: \_\_\_\_\_

Document Date: \_\_\_\_\_

Number of Pages: \_\_\_\_\_