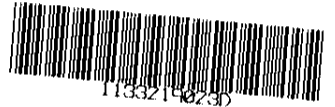


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Doc#: 1133219023 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/28/2011 12:13 PM Pg: 1 of 4

SPECIAL WARRANTY DEED (Corporation to Individual) (Illinois)

THIS AGREEMENT, made this 27 day of October 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 **ANUJ KAPOOR and NEERAJA PALA PARTY** whose address is

1540 FOSTER CIRCLE
ALGONQUIN IL 60102

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:

LOT 42 IN BLOCK 2 IN HUNTING RIDGE UNIT 1, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON JANUARY 12, 1968 AS DOCUMENT NUMBER 20377710, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 02-21-408-041-0000

Address(es) of real estate: 767 Harvard, Palatine, Illinois 60067

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)

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BOX 333-CT

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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 Palatine (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: Susan K. Gibson

Susan K. Gibson, Liquidation Manager

REAL ESTATE TRANSFER		11/08/2011
	COOK	\$196.25
	ILLINOIS:	\$392.50
	TOTAL:	\$588.75

02-21-408-041-0000 | 20111001603491 | 3S71W0

Cook County Clerk's Office

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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.

SEE ATTACHED

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:

ANUJ KAPOOR
767 S. HARVARD ST
PALATINE, IL 60067

MAIL TO:

ANUJ KAPOOR
767 S. HARVARD ST
PALATINE, IL 60076

Property of Cook County Clerk's Office

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ACKNOWLEDGMENT

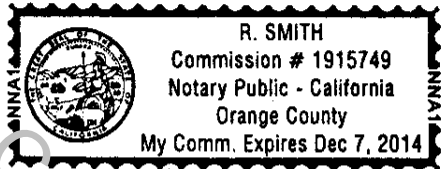
State of California
County of Orange

On October 27, 2011 before me, R. Smith, Notary Public
(insert name and title of the officer)

personally appeared SUSAN K. GIBSON
who proved to me on the basis of satisfactory evidence to be the person(s) whose 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), 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 R. Smith (Seal)

CLERK OF COOK COUNTY
Clerk's Office