

# UNOFFICIAL COPY

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

THIS AGREEMENT, made this 6th day of February 2012, between **DKR Mortgage Asset Trust I, a Delaware statutory trust by Kondaur Capital Corporation, its Attorney-in-fact**, whose address is One City Blvd. West, Suite 1900, Orange, CA, a party of the first part, and **BONNIE S. ROCCO**, whose address is 5524 W 37th Street, Burbank IL 60459 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/hers/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:

*STS 20209 PK 1gc*

UNIT NUMBER 1305-6 IN THE PINES OF OAK LAWN CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:  
THAT PART LYING SOUTHEASTERLY OF THE SOUTHWEST HIGHWAY OF THE NORTH 788.00 FEET OF THE WEST 1/2 OF THE WEST 1/2 OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY BEVERLY BANK AS TRUSTEE UNDER TRUST NUMBER 8-4730 RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 23288823 TOGETHER WITH PERCENTAGE OF COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH DECLARATION AS SAME ARE FILED OF RECORD PUSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGES SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE FILING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 24-08-200-087-1074

Address(es) of real estate: 9601 Austin Ave., Unit 1305-6, Oak Lawn, Illinois 60453



Doc#: 1206804096 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/08/2012 11:01 AM Pg: 1 of 4

COOK COUNTY RECORDER OF DEEDS

**BOX 333-CP**

S Y  
P H  
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INT H

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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 Oak Lawn (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.

**DKR Mortgage Asset Trust I, a Delaware statutory trust, by Kondaur Capital Corporation, its Attorney-in-fact**

By: Susan K. Gibson  
**Kondaur Capital Corporation, its Attorney-in-fact**  
**Susan K. Gibson, Liquidations Manager**

Village of Oak Lawn Real Estate Transfer Tax  
 \$300 00686

Village of Oak Lawn Real Estate Transfer Tax  
 \$50 00835

REAL ESTATE TRANSFER		02/23/2012	
	COOK		\$34.75
	ILLINOIS:		\$69.50
	TOTAL:		\$104.25

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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 \_\_\_\_\_ 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 cert.  
\_\_\_\_\_  
Notary Public

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

**Prepared By:**

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

**Send subsequent tax bills to:**

Bonnie Rocco, 9601 S. Austin #3A  
Oak Lawn IL 60453

**UNOFFICIAL COPY****CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**STATE OF CALIFORNIACOUNTY OF ORANGE

On 2/6/2012 before me, Shauna D. Poole, a Notary Public personally appeared Susan K. Gibson 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), and that by his/her/their signatures(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.



Shauna D. Poole  
Signature of Notary Public

(Notary Seal)

**INFORMATION BELOW IS RECOMMENDED BUT NOT REQUIRED**

Title / Description of the attached Document

Title: Special Warranty DeedDocument Date: 2/6/2012Number of Pages: 4w/cert.

Capacity(ies) Claimed by Singer(s)

Signer's Name: Susan K. GibsonTitle: Liquidation Manager

Representing: DKR Mortgage Asset Trust I, a Delaware statutory trust by Kondaur Capital Corporation, its attorney-in-fact