

CT

SPECIAL WARRANTY DEED

(Trust to Individual) (Illinois)

ST5 148913 Pk1 of 1

THIS AGREEMENT, made this 13th day of MARCH 2014, between DKR Mortgage Asset Trust II, a Delaware statutory trust by Kondaur Capital Corporation, its Attorney-in-fact, whose address is 333 S. Arista Drive, Suite 400, Orange, CA, a party of the first part, and JUNG H. KIM, whose address is

4516 W Lawrence Chicago IL 60630

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 11 IN BLOCK 7 IN GRAND AVENUE ESTATES, BEING A SUBDIVISION OF THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT RAILROAD RIGHT OF WAY ACCORDING TO PLAT FILED IN THE REGISTRAR'S OFFICE AS DOCUMENT NUMBER 41516, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Number(s): 13-32-105-011-0000

Address(es) of real estate: 2359 N. MOODY AVE., CHICAGO, IL 60639

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)



Doc#: 1410541037 Fee: \$44.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 04/15/2014 10:49 AM Pg: 1 of 4

COOK COUNTY Clerk's Office

S N  
P 4  
S N  
SC Y  
INT AB

BOX 333-CT


# UNOFFICIAL COPY



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.

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

By:  **Jeff Serafini, Liquidation Specialist**  
**Kondaur Capital Corporation, its Attorney-in-fact**

<b>REAL ESTATE TRANSFER</b>	04/07/2014
	<b>CHICAGO:</b> \$686.25
	<b>CTA:</b> \$274.50
	<b>TOTAL:</b> \$960.75
13-32-105-011-0000   20140301604568   MDP6NQ	

<b>REAL ESTATE TRANSFER</b>	04/07/2014
 	<b>COOK</b> \$45.75
	<b>ILLINOIS:</b> \$91.50
	<b>TOTAL:</b> \$137.25
13-32-105-011-0000   20140301604568   GLDL06	

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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\_\_\_\_\_.

Notary Public

*See Proton*

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

**Prepared By:**

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

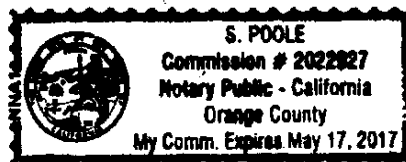
State of California  
County of Orange  
On 5/13/2017 before me, S. POOLE, Notary Public,  
personally appeared Jung H. Kim  
who proved to me on the basis of satisfactory evidence to be the person(s)  
whose name(s) is/are subscribed to the within instrument and acknowledged  
to me that he/she/they 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.

*Wde*

**Send subsequent tax bills to:**

Jung H Kim  
2359 N. Moody Ave.  
Chicago, IL 60639



**MAIL TO:**

~~Jung H. Kim~~  
CHOL M Yang & Associates  
4001 W. Devon Ave, #400  
Chicago IL 60646

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Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

\_\_\_\_\_  
*See Below*  
Notary Public

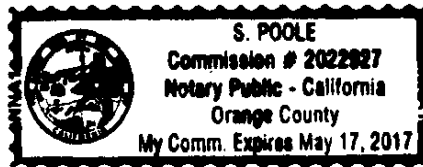
Commission expires \_\_\_\_\_

**Prepared By:**

John J. Voutiritsas  
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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.  
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foregoing paragraph is true and correct.  
WITNESS my hand and official seal. S. Poole



MAIL TO: