


UNOFFICIAL COPY

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

THIS AGREEMENT, made this 25th day of SEPTEMBER 2014, between **KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF THE MATAWIN VENTURES TRUST SERIES 2013-3**, whose address is 333 S. Anita Drive, Suite 400, Orange, CA, a party of the first part, and **MARIA CORTEZ** whose address is 8714 S. Exchange Ave Chicago, IL 60619 party of the second part, WITNESSETH, that the party of the first part, for and in



Doc#: 1433710081 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/03/2014 11:54 AM Pg: 1 of 4

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 8 IN WHITMAN WOODS, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 36 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 29-36-110-027-0000

Address(es) of real estate: 18105 WHITMAN LN, LANSING, ILLINOIS 60438

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) Intentionally deleted
- (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) Intentionally deleted;

CT

ST5153562
PK112

S
P
S
SC
INT


BOX 333-CT

UNOFFICIAL COPY

(vii) Intentionally deleted; (viii) the Municipal Code of the City of LANSING (ix) public and utility easements of record; (x) private easements of record; (xi) Intentionally deleted (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, AS SEPARATE TRUSTEE OF THE MATAWIN VENTURES TRUST SERIES 2010-3

By: 
Joy Zimmerman, Liquidation Specialist

Property of Cook County Clerk's Office

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 Below

Notary Public

Commission expires _____

Prepared By:

John J. Voutiritsas
8770 W BRYN MAWR, SUITE 1300
CHICAGO, IL 60631

REAL ESTATE TRANSFER TAX		11-Nov-2014
COUNTY:		86.25
ILLINOIS:		172.50
TOTAL:		258.75

29-36-110-027-0000 | 20141101643620 | 0-461-316-736

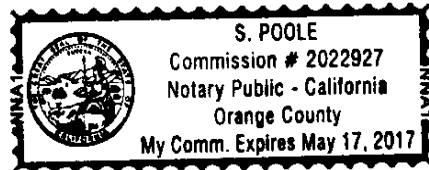
Send subsequent tax bills to: + Mail to:

Maia Cortez
18105 Whitman Ln.
Lansing, IL 60438

State of California
County of Orange
On 9/25/2014 before me, S. Poole, Notary Public,
personally appeared Jay Zimmerman
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.

MAIL TO:

WITNESS my hand and official seal. [Signature]
S. Poole



UNOFFICIAL COPY

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:



**VILLAGE OF LANSING
CERTIFICATE OF PAYMENT
OF OUTSTANDING SERVICE CHARGES**

The undersigned, Village Treasurer for the Village of Lansing, Cook County, Illinois, certifies that all outstanding service charges, including but not limited to, water service, building code violations, and other charges, plus penalties for delinquent payments, if any, for the following described property have been paid in full as of the date of issuance set forth below.

Title Holder's Name Kondaur Capital Corp as Separate Trustee of the
Metawin Ventures Trust Serices 2013-3

Mailing Address: 333 S Anita Drive, #400
Orange, CA 92868

Telephone No.: 773-867-8620

Attorney or Agent: John J Voutirtsas

Telephone No.: 773-867-8620

Property Address 18105 Whitman Lane
Lansing, IL 60438

Property Index Number (PIN) 29-36-110-027-0000

Water Account Number 229 8300 00 08

Date of Issuance: November 10, 2014

State of Illinois)

County of Cook)

This instrument was acknowledged before
me on November 10 2014 by
Karen Giovane.

VILLAGE OF LANSING

By: [Signature]
Village Treasurer or Designee

[Signature]

(Signature of Notary Public)



FOR ONLY 30 DAYS AFTER THE DATE OF ISSUANCE.