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



Doc#: 1435033041 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/16/2014 11:29 AM Pg: 1 of 3

THIS AGREEMENT, made this 14th day of OCTOBER 2014, between **KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF THE MATAWIN VENTURES TRUST SERIES 2013-2**, whose address is 333 S. Anita Drive, Suite 400, Orange, CA, a party of the first part, and **ANN F. MCDERMOTT** whose address is

10527 S. Pulaski Rd.
Chicago - IL 60655

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 31 AND THE SOUTH 4 FEET AND 6 INCHES OF LOT 32 IN BLOCK 88 IN S. E. GROSS' 3RD ADDITION TO GROSSDALE, A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 AND EAST 1/2 OF THE NORTHWEST 1/4 LYING NORTH OF ROAD KNOWN AS OGDEN AVENUE (EXCEPT RAILROAD) ALSO THE EAST 1/2 OF THE NORTHEAST 1/4 LYING SOUTH OF OGDEN, ALL IN SECTION 3, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

CT

PERMANENT TAX NO. 18-03-210-057-0000
Address(es) of real estate 4031 OAK AVENUE, BROOKFIELD, IL 60513

ST 5154138
PK 1/2

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

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Y
NT


BOX 333-07

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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 BROOKFIELD (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, AS SEPARATE TRUSTEE OF THE MATAWIN VENTURES TRUST SERIES 2013-2

By: 
Joy Zimmerman, Liquidation Specialist

Property of 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.

Given under my hand and official seal, this _____ day of _____, 20____.

See Below
Notary Public

Commission expires _____

REAL ESTATE TRANSFER TAX		04-Dec-2014
COUNTY:		62.50
ILLINOIS:		125.00
TOTAL:		187.50

18-03 217-057-0000 | 20141101647855 | 1-125-151-360

Prepared By:

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

Send subsequent tax bills to:

Ann F. McDermott
4031 Oak Ave.
Brookfield IL 60513

MAIL TO:

Kevin M. McCarthy
7903 W. 159th St.
Ste B
Tinley Park IL
60477

State of California
County of Orange
On 10/6/2014 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.

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

