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Doc# 1634115127 Fee \$46.00  
RHSP FEE:\$9.00 RPRF FEE: \$1.00  
AFFIDAVIT FEE: \$2.00  
KAREN A. YARBROUGH  
COOK COUNTY RECORDER OF DEEDS  
DATE: 12/06/2016 02:05 PM PG: 1 OF 5

Prepared By: Daniel Morris, Esq., Deeds on Demand, LLC  
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Mail Tax Statement to: Prestige Housing Solutions, Inc.  
844887 148 Elizabeth CT, Wood Dale, IL 60466

Return to:  
EnTitle Insurance Company – PA, 200 Marshall Drive, Suite 100, Moon Township, PA 15108  
Permanent Real Estate Index Number: 31-25-305-029-0000

**SPECIAL WARRANTY DEED**

KONDAUR CAPITAL CORPORATION as Separate Trustee of MATAWIN VENTURES TRUST SERIES 2015-2, whose mailing address is 335 S. Anita Drive, Suite 400, Orange, CA 92868, (the "Grantor"), for valuable consideration in the amount of Thirty Thousand Four Hundred and 00/100 Dollars (\$30,400.00), and other good and valuable consideration, does hereby convey and warrant with special warranty unto PRESTIGE HOUSING SOLUTIONS, INC., a Illinois Corporation, in fee simple, whose address is 148 Elizabeth CT Wood Dale, IL 60466, hereinafter, "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

Lot 30 in Block 26 in Village of Park Forest First Addition to Westwood, being a subdivision of part of the South East Quarter of Section 26, lying South of the Commonwealth Edison Company, right of way (Public Service Company of Northern Illinois) and the South East quarter of the North East Quarter of Section 26, lying South of the Elgin Joliet and eastern railroad right of way, also part of Section 25 lying South of the Elgin Joliet and eastern railroad right of way all in Township 35, North, Range 13, East of the Third Principal Meridian, according to the plat of said subdivision recorded July 1, 1955 as Document 16288372, in Cook County, Illinois.

Being the same property conveyed to Kondaur Capital Corporation as Separate Trustee of Matawin Ventures Trust Series 2015-2 from Intercounty Judicial Sales Corporation, an Illinois Corporation by deed dated May 24, 2016 and recorded on June 30, 2016 in Document No. 1618245069 in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 116 Warwick Street, Park Forest, IL 60466.

COOREVIEW

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AND hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.


TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's assigns forever, with all appurtenances thereon belonging.

THIS CONVEYANCE made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

GRANTOR does, for Grantor and Grantor's heirs, personal representatives, executors and assigns, forever hereby covenant with Grantee that Grantor is lawfully seized in fee simple of said premises; that the premises are free from all encumbrances, unless otherwise noted above; and that Grantor has a good right to sell and convey the same as aforesaid.

IN WITNESS WHEREOF, this deed was executed by the Grantor this the 29<sup>th</sup> day November, 2016.

KONDAUR CAPITAL CORPORATION as Separate Trustee of MATAWIN VENTURES TRUST SERIES 2015-2

By,  (Seal)  
Name: JOY ZIMMERMANN, LIQUIDATION SPECIALIST  
Title:

STATE OF ILLINOIS }  
COUNTY OF } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, \_\_\_\_\_ as \_\_\_\_\_ for KONDAUR CAPITAL CORPORATION as Separate Trustee of MATAWIN VENTURES TRUST SERIES 2015-2, and in his/her full and authorized capacity, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

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

**See Attached**

\_\_\_\_\_  
Notary Public  
My Commission expires:

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## CALIFORNIA NOTARY ACKNOWLEDGEMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

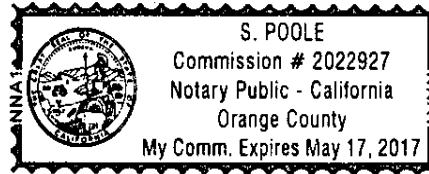
STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 11/29/2016 before me, S. Poole, a Notary Public personally appeared Jovita Merman 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.

S. Poole (Notary Seal)  
Signature of Notary Public – S. Poole  
My Commission Expires: 05/17/2017



REAL ESTATE TRANSFER TAX 155 dol's 00 cts

STATE OF ILLINOIS		REAL ESTATE TRANSFER TAX	
STATE TAX	DEC.-6.16	# 000027153	0003050
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE			FP 103037
COOK COUNTY		REAL ESTATE TRANSFER TAX	
COUNTY TAX	DEC.-6.16	# 0000027060	0001525
REVENUE STAMP			FP 103042

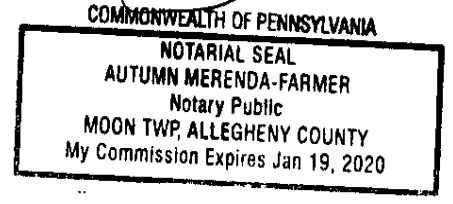
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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated 12-1, 20 16 Signature: D.C. Stadterman  
Grantor or Agent

Subscribed and sworn to before  
Me by the said D.C. Stadterman  
this 15<sup>th</sup> day of December,  
20 16.

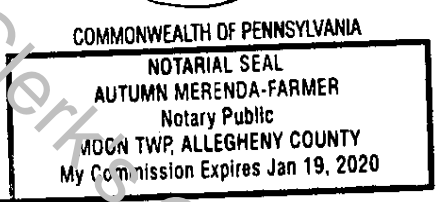


NOTARY PUBLIC Autumn Merenda-Farmer

The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a partnership authorized to do business or entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date 12-1, 20 16 Signature: D.C. Stadterman  
Grantee or Agent

Subscribed and sworn to before  
Me by the said D.C. Stadterman  
This 15<sup>th</sup> day of December,  
20 16.



NOTARY PUBLIC Autumn Merenda-Farmer

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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## PLAT ACT AFFIDAVIT

PA

State of Illinois

} SS.

County of Allegheny

Daniel C. Stettin, being duly sworn on oath, states that Prestige Housing Solutions resides at 116 Warwick St, Park Forest IL 60466 That the attached deed is not in violation of 765 ILCS 205/1 for one of the following reasons:

- ① Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;  
- OR -  
the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
- 2. The division or subdivision of the land into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
- 3. The divisions of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
- 4. The sale or exchange or parcels of land between owners of adjoining and contiguous land.
- 5. The conveyance of parcels of land or interests therein for use as right of way fro railroads or other public utility facilities, which does not involve any new streets or easements of access.
- 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
- 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
- 8. Conveyances made to correct descriptions in prior conveyances.
- 9. The sale or exchange of parcels or tracts of land existing on the date of the amendaory Act into no more than two parts and not involving any new streets or easements of access.
- 10. The sale of a single lot of less than 5.0 acres from a larger tract when a survey is made by an Illinois registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land. Amended by P.A. 80-318, 1 eff. October 1, 1977.

CIRCLE THE NUMBER ABOVE WHICH IS APPLICABLE TO THE ATTACHED DEED.

Affiant further state that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Daniel C. Stettin

SUBSCRIBED and SWORN to before me

this 1st day of December, 2016.  
Autumn Merenda-Farmer

