

# UNOFFICIAL COPY

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

Doc#: 1717706181 Fee: \$54.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/26/2017 01:13 PM Pg: 1 of 4

Dec ID 20170601675975  
ST/CO Stamp 0-491-046-336 ST Tax \$165.00 CO Tax \$82.50  
City Stamp 0-376-006-080 City Tax: \$1,732.50

THIS AGREEMENT, made  
this 15<sup>th</sup> day of JUNE  
2017, between **KONDAUR  
CAPITAL CORPORATION,  
AS SEPARATE TRUSTEE  
OF THE MATAWIN  
VENTURES TRUST**

**SERIES 2014 2** whose  
address is 333 S. Armita Drive,  
Suite 400, Orange, CA, a party  
of the first part, and **JOSE A.  
MEDINA** whose address is:

4524 S. La Porte Ave.  
Chicago IL 60638

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/here/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:

*\*A MARRIED MAN*

LOT 5 IN BLOCK 6 IN W.D. MURDOCK'S MARQUETTE PARK ADDITION A  
SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 23,  
TOWNSHIP 38 NORTH RANGE 13 (EXCEPT THE EAST 50 FEET THEREOF) EAST OF  
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

**PERMANENT TAX NO. 19-23-326-015-0000**

ADDRESS(ES) OF REAL ESTATE: 3713 West 70th, Chicago, IL 60629

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

CS 178703871PK

COOK County Clerk's Office

# UNOFFICIAL COPY

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; (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) 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 2014-2**

By: \_\_\_\_\_

**Dan Hosfield-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 DAN HOSFIELD personally known to me to be the Liquidation SPECIALIST 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

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

**Prepared By:**

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

**Send subsequent tax bills to:**

*Jose A. Medina*  
*3713 W. 70th Street*  
*Chicago, IL 60629*

**MAIL TO:**

*Unzueta Law Group PC*  
*115 W. Main Street*  
*Bensenville, IL 60106*

See Attached  
Cook County Clerk's Office

# UNOFFICIAL COPY

## ACKNOWLEDGMENT

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 JUNE 2017 before me, R. Smith-Browne, Notary Public  
(insert name and title of the officer)

personally appeared DAN HOSFIELD  
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 [Handwritten Signature]

(Seal)

