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

Doc#: 1717949046 Fee: \$54.00

Karen A. Yarbrough

Cook County Recorder of Deeds

Date: 06/28/2017 10:29 AM Pg: 1 of 4

Dec ID 20170601675697

ST/CO Stamp 1-836-140-992 ST Tax \$137.00 CO Tax \$68.50

THIS AGREEMENT, made
this 26 day MAY 2017,
between **KONDAUR
CAPITAL CORPORATION,
AS SEPARATE TRUSTEE
OF THE MATAWIN
VENTURES TRUST
SERIES 2014-2**, whose
address is 333 S Anita Drive,
Suite 400, Orange, CA, a party
of the first part, and **DAVID
PHIPPS** whose address is

1450 N. Sedgwick
Chicago, IL
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:

~~AND TEMEXO BARNES~~

LOT 63 IN ELMORE'S POTTAWATOMIE HILLS, A SUBDIVISION OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE SOUTHWEST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 25 TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN.

PERMANENT TAX NO. 28-25-304-015-0000

Address(es) of real estate: 17104 Whittier, Hazel Crest, IL 60429

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

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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 Hazel Crest (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 2014-3**

By:  Kelly Turpin
Liquidation Specialist

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 Kelly Turpin 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:

David Phipps
17104 Whittier
Hazel Crest, IL 60429

MAIL TO:

David Phipp
17104 Whittier
Hazel Crest, IL 60429

See Attached
Notary of Cook County Clerk's Office

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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.

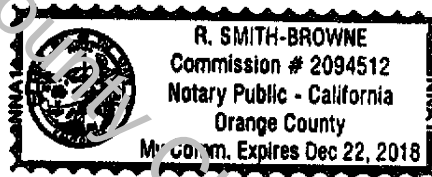
State of California
County of Orange)

On MAY 25 2017 before me, R. Smith-Browne, Notary Public
(insert name and title of the officer)

personally appeared KELLY TURPIN
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)

Property of Clerk's Office