## **UNOFFICIAL COPY**

SPECIAL WARRANTY
DEED
(Corporation to Individual)
(Illinois)

THIS AGREEMENT, made this ! \ day of DECEMBER 2017, between KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE OF THE MATAWIN VENTURES TRUST SERIES 2015-2, v/hose address is 333 S. Ama Drive, Suite 400, Orange, CA, a party of the first part, and JACQUELIN GUIZAR-GOMEZ whose address is 4017 Clinton Sticknes IL 60402

party of the second part.

WITNESSETH, that the party

Doc#. 1802246204 Fee: \$52.00

-Karen A. Yarbrough -

Cook County Recorder of Deeds
Date: 01/22/2018 11:02 AM Pg: 1 of 3

Dec ID 20171201669622

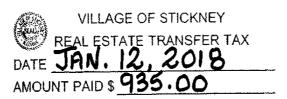
ST/CO Stamp 1-377-411-616 ST Tax \$187.00 CO Tax \$93.50

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/tl eir 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 IN BLOCK 5 IN OAK PARK AVENUE SUBDIVISION, BEING A SUBDIVISION OF THE FOLLOWING BLOCKS AND PARTS OF BLOCKS IN B. F. SHOTWELL'S SUBDIVISION OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOWIT: BLOCK 1 (EXCEPT THE NORTHEAST QUARTER THEREOF), BLOCKS 2, 4, 5 AND 6 (EXCEPT THE NORTHWEST QUARTER AND EXCEPT THE SOUTH 156 FEET OF THE EAST 152 FEET), BLOCK 7 (EXCEPT THE NORTH HALF AND EXCEPT THE NORTH 30 FEET OF THAT PART OF THE SOUTH HALF LYING EAST OF THE EAST LINE OF THE ALLEY), BLOCKS 8 AND 9 AND THE NORTH 249.19 FEET OF THE WEST HALF OF BLOCK 10 AND ALL OF BLOCK 11 IN COOK COUNTY, ILLINOIS.

PERMANENT TAX NO. 19-06-109-008-0000 ADDRESS(ES) OF REAL ESTATE: 4017 Clinton, Stickney, IL 60402

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



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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; (vii) Intentionally deleted; (viii) the Municipal Code of the City of STICKNEY (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, faid 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 2015.2

By: Muller Michelle Noonan

Liquidation Specialist

## **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	
known to me to re the Liquidation	personally 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, appeare	
acknowledged that as such ne/she signed and de	
	thereto, pursuant to authority, given by the Board
	d voluntary act, and as the free and voluntary act
and deed of said corporation, for the uses and p	
and dood or said corporation, for the cost and p	urposes merem set form.
/0/	
Given under my hand and official seal, this	
The state of the s	
	0,
Notary Public	Yh.,
<i>f</i>	
Commission expires	
	powerposterior and the control of th
	A notary public or oth in vilicer completing this
	centilists verifies only the individual who signed the ducument to which
Prepared By:	this certificate is attached, and not the
	trull fulness, accuracy, or validity of that document.
John J. Voutiritsas	Burger and Company and the Company of the Company o
8770 W BRYN MAWR, SUITE 1300	State of California
CHICAGO, IL 60631	County of Orange On 12 (4) 2017 before me, 3, Poole Notary Public,
	personally appeared Micheile Aloca an
	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).
Send subsequent tax bills to:	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.
Jacqueur Guizar - 5muel	I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
4011 Clinton	WITNESS my hand and official seal.
Jacquelin Guizar-Gonlez 4017 Canton Stickney, IL 60402	
I '	
	S. POOLE 9

MAIL TO:

Nery & Richardson LLC 4258 W. 6325. Chicoso IC 60679 Notary Public – California Orange County Commission # 2195659 My Comm. Expires May 17, 2021