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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

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

THIS AGREEMENT, made
this 18th day of
DECEMBER 2017, between
**KONDAUR CAPITAL
CORPORATION, AS
SEPARATE TRUSTEE OF
THE MATAWIN
VENTURES TRUST
SERIES 2015-2,** whose
address is 333 S. Anna Drive,
Suite 400, Orange, CA, a party
of the first part, and
**JACQUELIN GUIZAR-
GOMEZ** whose address is
4017 Clinton
Stickney, IL 60402
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:

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, TO-WIT: 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



VILLAGE OF STICKNEY

REAL ESTATE TRANSFER TAX

DATE JAN. 12, 2018

AMOUNT PAID \$ 935.00

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175T08373PK

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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, 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 2015-2**

By: Michelle Noonan

Michelle Noonan
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_____.

Notary Public

Commission expires _____

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.

Prepared By:

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

Send subsequent tax bills to:

Jacquelin Guizar-Gonzalez
4017 Canton
Stickney, IL 60402

MAIL TO:

Nery & Richardson LLC
4258 W. 63rd St.
Chicago, IL 60629

State of California
County of Orange
On 12/14/2017 before me, S. Poole, Notary Public,
personally appeared Michelle Noonan
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. S. Poole

