

# UNOFFICIAL COPY

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

Doc#: 2105521194 Fee: \$98.00

Karen A. Yarbrough

Cook County Clerk

Date: 02/24/2021 03:21 PM Pg: 1 of 4

Dec ID 20200401668924

ST/CO Stamp 0-036-105-184 ST Tax \$57.50 CO Tax \$28.75

City Stamp 0-096-934-880 City Tax: \$671.66

THIS AGREEMENT, made  
this 24<sup>th</sup> day of APRIL  
2020, between

**WILMINGTON SAVINGS  
FUND SOCIETY FSB NOT  
IN ITS INDIVIDUAL  
CAPACITY BUT SOLELY  
IN ITS CAPACITY AS  
OWNER TRUSTEE OF  
MATAWIN VENTURES  
TRUST SERIES 2015-1**

whose address is 333 S. Anita  
Drive, Suite 400, Orange, CA,  
a party of the first part, and  
**MIROSLAW ZIAJA** whose  
address is

33 Sandpiper Ln  
Lake Forest, IL 60058

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/her/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:

LOTS 47 AND 48 IN BLOCK 46 IN WEST PULLMAN, BEING A SUBDIVISION IN SECTION 28, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**PERMANENT TAX NO.** 25-28-225-001-0000; 25-28-225-002-0000

**ADDRESS(ES) OF REAL ESTATE:** 12201 South Harvard, Chicago, IL 60628

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:

205TA1140PK  
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(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 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.

**MATAWIN VENTURES TRUST SERIES 2018-1**  
**KONDAUR CAPITAL CORPORATION, AS SEPARATE TRUSTEE**

By: 

Mayra Vargas, Asset Coordinator

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 \_\_\_\_\_

*SEE ATTACHED*

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

Prepared By:

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

Send subsequent tax bills to:

*MIROSLAW ZAJA  
 33 SANDPAPER LN.  
 LAKE FOREST, IL 60045  
 MAIL TO:*

Michael A. Mendes, Esq.  
 Joseph LaZara & Associates, P.C.  
 7216 West Touhy Avenue  
 Chicago, IL 60631

COOK County Clerk's Office

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## CALIFORNIA ACKNOWLEDGMENT

CIVIL CODE § 1189

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 4/24/2020

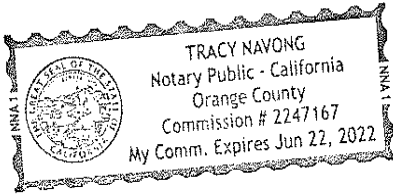
before me, TRACY NAVONG, NOTARY PUBLIC

personally appeared

MAYRA VARGAS  
Name(s) of Signer(s)

Here Insert Name and Title of the Officer

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

Signature of Notary Public

Place Notary Seal and/or Stamp Above

### OPTIONAL

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

#### Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 4/24/2020

Number of Pages: 2

Signer(s) Other Than Named Above: NONE

#### Capacity(ies) Claimed by Signer(s)

Signer's Name: MAYRA VARGAS

Signer's Name: \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Corporate Officer – Title(s): \_\_\_\_\_

Partner –  Limited  General

Partner –  Limited  General

Individual  Attorney in Fact

Individual  Attorney in Fact

Trustee  Guardian or Conservator

Trustee  Guardian or Conservator

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Signer is Representing: SEE DOCUMENTS

Signer is Representing: \_\_\_\_\_