

1012

# UNOFFICIAL COPY



Doc# 2123022016 Fee \$89.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/18/2021 10:29 AM PG: 1 OF 6

Prepared By:  
Margaret Dawn, Attorney at Law, 13805 W. Burleigh Rd, Ste 100, Brookfield, WI 53005

Mail Tax Statement to: Kondaur Capital Real Property, LLC  
333 S. Anita Drive, Suite 400, Orange, California 92868

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Permanent Real Estate Index Number: 31-04-402-005-0000

1280299735

## QUITCLAIM DEED

KONDAUR CAPITAL LLC, FKA KONDAUR CAPITAL CORPORATION, whose mailing address is 333 S. Anita Drive, Suite 400, Orange, California 92868 (the "Grantor"), for valuable consideration in the amount of Ten and 00/100 (\$10.00), and other good and valuable consideration, does hereby CONVEY and QUITCLAIM unto KONDAUR CAPITAL REAL PROPERTY, LLC, a Delaware Limited Liability Company, in fee simple, whose address is 333 S. Anita Drive, Suite 400, Orange, California 92868, hereinafter "Grantee", the following described real estate situated in the County of Cook, in the State of Illinois, to-wit:

LOT 22 IN MARYCREST UNIT NO. 1, BEING A RESUBDIVISION OF PART OF LOTS 6 AND 9 IN MARYCREST, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: TAXES FOR THE CURRENT YEAR AND SUBSEQUENT YEARS  
COVENANTS, EASEMENTS AND RESTRICTIONS OF RECORD.

BEING the same property conveyed to Kondaur Capital LLC, fka Kondaur Capital Corporation, by Deed in Lieu of Foreclosure recorded June 14, 2021, as Document No. 2116519042, in the Office of the County Recorder of Cook County, State of Illinois.

Property Address: 4911 Crest Court, Country Club Hills, Illinois 60478

This conveyance made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

REAL ESTATE TRANSFER TAX 18-Aug-2021



COUNTY:	0.00
ILLINOIS:	0.00
TOTAL:	0.00

31-04-402-005-0000 | 20210701600040 | 0-638-330-640



4911 Crest  
City of Country Club Hills

EXEMPT

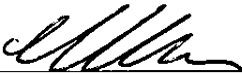
Real Estate Transfer Stamp

July 21, 2021

# UNOFFICIAL COPY

IN WITNESS WHEREOF, this deed was executed by the Grantor, this the 13th day  
13th JULY, 20 21.

KONDAUR CAPITAL LLC,  
FKA KONDAUR CAPITAL CORPORATION

By:  (Seal)  
Name: Mayra Vargas, Asset Coordinator  
Title:

STATE OF ILLINOIS }  
COUNTY OF } ss:

I, the undersigned, a Notary Public in and of said County, in the State aforesaid, DO HEREBY CERTIFY THAT, \_\_\_\_\_ as \_\_\_\_\_ of KONDAUR CAPITAL, LLC, FKA KONDAUR CAPITAL CORPORATION, in his/her full and authorized capacity on behalf of said Corporation, is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed and delivered said instrument as his/her free and voluntary act, for the purposes therein set forth.

Given under my hand and notarial seal, this day of \_\_\_\_\_, 20 \_\_\_\_\_.

See attached  
Notary Public  
My Commission expires:

This copy is provided by the Recorder for use in Cook County, Illinois. A legal opinion is recommended prior to taking final action with this deed. Changes in ownership may have tax, inheritance and other legal ramifications.

Exempt under provisions of Paragraph \_\_\_\_\_ Section 31.45, Property Tax Code.

Date:

Signature of Grantor:

KONDAUR CAPITAL, LLC,  
FKA KONDAUR CAPITAL CORPORATION

By: \_\_\_\_\_ (Seal)  
Name:  
Title:

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## CALIFORNIA NOTARY ACKNOWLEDGEMENT

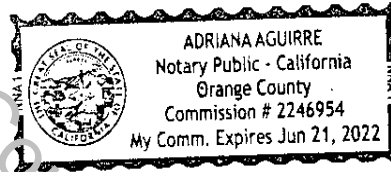
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document

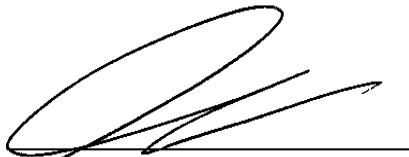
STATE OF CALIFORNIA  
COUNTY OF ORANGE

On 7/13/2021 before me, Adriana Aguirre a Notary Public personally appeared Maura Vargas who proved to me on the basis of satisfactory evidence to be the person(s) who 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 signatures(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 of Notary Public  
My Commission Expires:

(Notary Public Seal)

Orange County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated JUNE 13TH, 2021

Signature:   
**Grantor or Agent**

Subscribed and sworn to before me  
By the said See attached  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public \_\_\_\_\_

Mayra Vargas, Asset Coordinator

The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date JUNE 13TH, 2021

Signature:   
**Grantee or Agent**

Subscribed and sworn to before me  
By the said \_\_\_\_\_  
This \_\_\_\_\_, day of \_\_\_\_\_, 20\_\_\_\_  
Notary Public See attached

Mayra Vargas, Assistant Secretary

**Note:** Any person who knowingly submits a false statement concerning the identity of a **Grantee** shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

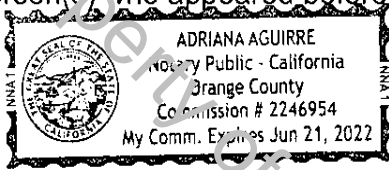
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A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_  
day of 7/13, 2021, by \_\_\_\_\_

LOURA VARGAS  
proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.



(Seal)

Signature [Handwritten Signature]

Seal of Cook County Clerk's Office

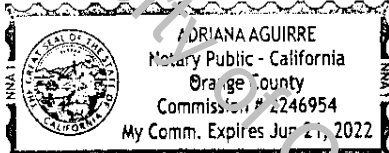
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State of California  
County of Orange

Subscribed and sworn to (or affirmed) before me on this \_\_\_\_\_  
day of 7/13, 2021, by \_\_\_\_\_  
Mayra Vargas

proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.



(Seal)

Signature \_\_\_\_\_

*Watermark:* Superior Cook County Clerk's Office