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Doc#: 1020747040 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/26/2010 10:51 AM Pg: 1 of 4

PREPARED BY:

Albert, Whitehead, P.C.
10 North Dearborn
Suite 600
Chicago, Illinois 60602

RETURN AND MAIL TAX BILL TO:

Karry L. Young Development, LLC
1310 East 75th Street
Chicago, Illinois 60619

4401185 (1/3)

SPECIAL WARRANTY DEED

GRANTOR, MPS COMMUNITY I, LLC, an Illinois limited liability company ("Grantor"), having its office at 120 South LaSalle Street, Suite 1850, Chicago, Illinois 60603, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to Karry L. Young Development, LLC, an Illinois limited liability company ("Grantee"), having its principal office at 1310 East 75th Street, Chicago, Illinois 60619, all interest in the real property situated in the County of COOK, State of Illinois, legally described and identified on Exhibit A, attached hereto.

GRANTOR, for itself and its successors and assigns, hereby covenants and represents that it has not done, or suffered to be done, anything whereby the premises hereby conveyed, is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the premises against all persons lawfully claiming by, through or under Grantor, subject to: general real estate taxes not yet due and payable, any special assessments not yet due, conditions and covenants of record, zoning laws and ordinances, easements for public utilities and all other matters of record affecting the property.

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of February 19, 2010 and recorded with the Cook County Recorder of Deeds on March 9, 2010 as Document Number 1006826268, which shall constitute covenants running with the land in favor of the City of Chicago and forming a part of the consideration for the conveyance of the subject premises.

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All the terms, covenants and conditions of this Deed shall be binding upon the Grantee and its successors and assigns.

Dated: July 20, 2010

MPS COMMUNITY I, LLC
an Illinois limited liability company

BY: Mercy Portfolio Services,
a Colorado non-profit corporation,
Its: Sole Member

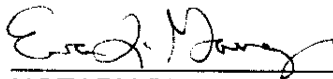
BY: 

William W. Towns
Its: Vice President

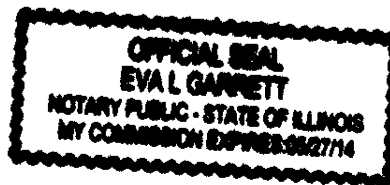
State of Illinois)
) SS.
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that William W. Towns, personally known to me to be the Vice-President of Mercy Portfolio Services, which is the Sole Member of MPS COMMUNITY I, LLC, is the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered the foregoing instrument pursuant to authority given by said company, as his free and voluntary act and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th of July, 2010.



NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION

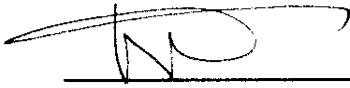
LOT 31 (EXCEPT THE SOUTH 3 FEET 6 INCHES THEREOF) AND THE SOUTH 7 FEET OF LOT 32 IN BLOCK 1 IN AVONDALE, BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN SITUATED IN COOK COUNTY, ILLINOIS.

Address: 6354 South Rockwell Street, Chicago, IL 60629

PIN: 19-24-203-037

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER ACT, 35 ILCS 200/31-45(e); COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE SECTION 7(C); AND SECTION 3-33-060(E) OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE.

July 20, 2010
DATE



GRANTOR, GRANTEE OR REPRESENTATIVE

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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 July 20, 2010

Signature: [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me the undersigned
By the said Stephanie Green
This 20, day of July, 2010
Notary Public [Handwritten Signature]

OFFICIAL SEAL
ANTHONY S. CHIONG
Notary Public, State of Illinois
Commission Expires 07/31/11

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 July 20, 2010

Signature: [Handwritten Signature]
Grantee or Agent

Subscribed and sworn to before me the undersigned
By the said Kerry L. Young
This 20, day of July, 2010
Notary Public [Handwritten Signature]

OFFICIAL SEAL
ANTHONY S. CHIONG
Notary Public, State of Illinois
Commission Expires 07/31/11

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.)