

# UNOFFICIAL COPY



Doc#: 1023931067 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/27/2010 12:25 PM Pg: 1 of 4

**PREPARED BY:**

David L. Goldstein

35 East Wacker, Suite 650

Chicago, Illinois 60601

**MAIL TAX BILL TO:**

Latin United Community Housing Association

3541 West North Avenue

Chicago, Illinois 60647

**MAIL RECORDED DEED TO:**

M. Christine Graff

Winston + Strawn LLP

35 W. Wacker Drive

Chicago, IL 60601

## 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 LATIN UNITED COMMUNITY HOUSING ASSOCIATION, an Illinois corporation ("Grantee"), having its principal office at 3541 West North Avenue, Chicago, Illinois 60647, 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.

Box 334

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**GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of the 15 day of October, 2009, 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.**

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

Dated this 24<sup>th</sup> day of August, 2010.

**MPS Community I, LLC, an Illinois limited liability company**

**BY: Mercy Portfolio Services, a Colorado non-profit corporation, its sole Member**

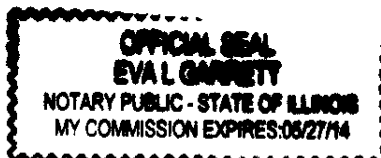
BY:   
\_\_\_\_\_  
**William W. Towns**  
Its: **Vice President**

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 know 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 24<sup>th</sup> day of August, 2010.

  
\_\_\_\_\_  
**NOTARY PUBLIC**



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## EXHIBIT A

### LEGAL DESCRIPTION OF LAND:

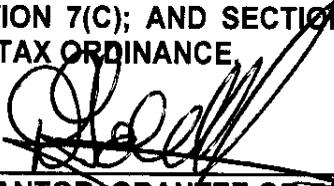
LOT 42 IN BLOCK 3 IN VAN SCHAACK AND HERRICK'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 3518 West LeMoyné, Chicago, Illinois

PIN: 16-02-204-042-0000

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.

8/24/10  
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 assignment of beneficial interest in land trust is either a. natural person, and 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 August 24, 20 10 Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Agent  
this 24 day of August,  
20 10.

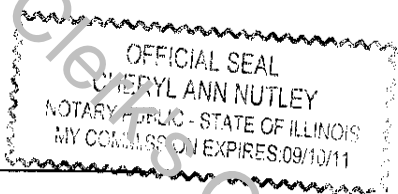


NOTARY PUBLIC [Signature]

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 entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Date August, 20 10 Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Agent  
This 24 day of August,  
20 10.



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)