

# UNOFFICIAL COPY

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Doc#: 1025647067 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2010 11:34 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:

New Homes by New Pisgah, NFP  
7730 South Bishop  
Chicago, IL 60620

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## 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 New Homes by New Pisgah, NFP, an Illinois not-for-profit corporation ("Grantee"), having its principal office at 7730 South Bishop, Chicago, IL 60620, 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 April 8, 2010 and recorded with the Cook County Recorder of Deeds on April 21, 2010 as Document Number 101112294, 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.

AGS

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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: August 30, 2010

**MPS COMMUNITY I, LLC**

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

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

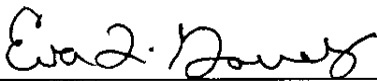
State of Illinois )  
                          ) **SS.**  
County of Cook )

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.  
DATE: 8/30/10 

GRANTOR/GRANTEE REPRESENTATIVE

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 30<sup>th</sup> of August, 2010.

  
NOTARY PUBLIC



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## EXHIBIT A

### Legal Description

LOT 2 (EXCEPT THE NORTH 13.34 FEET THEREOF) AND THE ONE HUNDREDTHS OF A FOOT OF LOT 3 IN BLOCK 31 IN WEST AUBURN, BEING A SUBDIVISION OF BLOCKS 17, 18, 19, 20, 29, 30, 31 AND 32 IN THE SUBDIVISION OF THE SOUTHEAST  $\frac{1}{4}$  OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Common Address: 7804 South Green Street, Chicago, IL 60620

PIN: 20-29-430-040-0000

Property of Cook 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 August 30, 2010

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 30th day of August, 2010  
Notary Public [Signature]

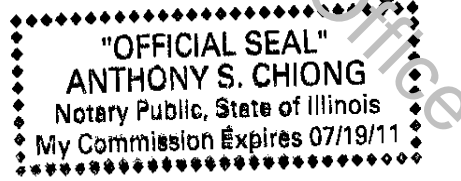


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or 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 August 30, 2010

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Agent  
This 30 day of August, 2010  
Notary Public [Signature]



**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.)