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PREPARED BY:

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Brandon R. Calvert
Charity & Associates, P.C.
20 North Clark Street, Suite 1150
Chicago, Illinois 60602



Doc#: 1027447019 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/01/2010 11:13 AM Pg: 1 of 5

MAIL TAX BILL TO:

Alex Litvinov
Avalon Investment Solutions Company
9010 Keeler Avenue
Skokie, Illinois 60076

MAIL RECORDED DEED TO:

Alex Litvinov
Avalon Investment Solutions Company
9010 Keeler Avenue
Skokie, Illinois 60076

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 AVALON INVESTMENT SOLUTIONS COMPANY, an Illinois corporation ("Grantee"), having its principal office at 9010 Keeler Avenue, Skokie, Illinois 60076, 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

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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 the 6th day of November, 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 ^{21st} 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: 

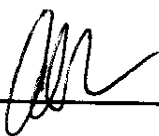
William W. Towns

Its: Vice President

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.

8/31/10

DATE



GRANTOR, GRANTEE OR REPRESENTATIVE

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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 31st day of August, 2010.

Eva L. Garrett

NOTARY PUBLIC



Office

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EXHIBIT A

LEGAL DESCRIPTION OF LAND:

THE EAST 35 FEET OF LOT 133 IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET OF SAID LOT CONDEMNED FOR STREET BY PROCEEDINGS IN SUPERIOR COURT IN CASE NO. 137607, AND EXCEPT THAT PART TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS. ALSO KNOWN AS LOT 1 IN BLOCK 106 IN THE SUBDIVISION OF LOT 133 AND 152 OF SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 220-22 S. LOTUS AVENUE, CHICAGO, IL 60644

PIN: 16-16-106-046-0000

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/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in the 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 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: 8/31/2010 _____
Signature [Handwritten Signature]

Subscribed to and sworn before me this 31 day of August 2010

[Handwritten Signature]
Notary Public

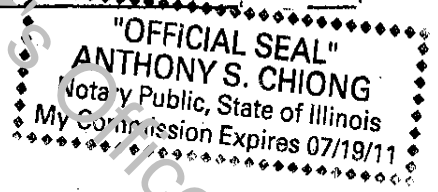


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 8/31/2010 _____
Signature [Handwritten Signature]

Subscribed to and sworn before me this 31 day of August, 2010

[Handwritten Signature]
Notary Public



NOTE: ANY PERSON WHO KNOWINGLY SUBMITS A FALSE STATEMENT CONCERNING THE INDEMNITY 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)