



Doc#: 1032131099 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/17/2010 12:45 PM Pg: 1 of 6

2932CND

**PREPARED BY:**

Diane K. Corbett, Esq.  
Applegate & Thorne-Thomsen, P.C.  
322 S. Green St.  
Suite 400  
Chicago, IL 60607

8824693

**MAIL TAX BILL TO:**

KMA Holdings III, LLC  
2750 W. Roosevelt Road  
Chicago, IL 60608  
Attn: Christopher Tritsis

**MAIL RECORDED DEED TO:**

KMA Holdings III, LLC  
2750 W. Roosevelt Road  
Chicago, IL 60608  
Attn: Christopher Tritsis

## 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 KMA Holdings III, LLC, an Illinois limited liability company ("Grantee"), having its principal office at 2750 W. Roosevelt Road, Chicago, Illinois 60608, 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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# UNOFFICIAL COPY


GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of the 1<sup>st</sup> day of March, 2010 (as amended and assigned from time to time), 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 Grantor, Grantee and their successors and assigns.

Dated this 4<sup>th</sup> day of November, 2010

MPS Community I, LLC, an Illinois limited liability company

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

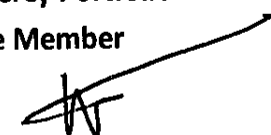
By:   
\_\_\_\_\_  
William W. Towns  
Its: Vice President

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.

November 4<sup>th</sup>, 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

# UNOFFICIAL COPY

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 4<sup>th</sup> day of November, 2010.

*Eva L. Garrett*

NOTARY PUBLIC



# UNOFFICIAL COPY

## EXHIBIT A

### LEGAL DESCRIPTION OF LAND:

LOT 1 IN THE RESUBDIVISION OF LOTS 1 TO 7 INCLUSIVE IN H. P. HATCH'S SUBDIVISION OF THE WEST 1/2 OF THE EAST 2/3 OF THE SOUTH 20 ACRES OF THE WEST 26.61 CHAINS OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5006 W. Concord Place, Chicago, Illinois 60639

PIN: 13-33-419-043-0000

Property of Cook County Clerk's Office

# UNOFFICIAL COPY


## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her 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, 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: November 4<sup>th</sup>, 2010

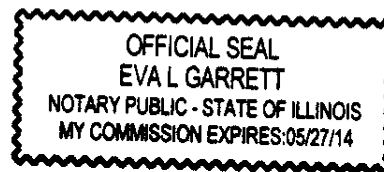
MPS Community I, LLC, an Illinois limited liability company

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

By:   
William W. Towns, Vice President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 4<sup>th</sup> DAY OF NOVEMBER, 2010.

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 persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: November \_\_, 2010

KMA Holdings III, LLC, an Illinois limited liability company

By: \_\_\_\_\_  
Brian M. Rowland, Manager

SUBSCRIBED AND SWORN TO BEFORE ME THIS \_\_\_ DAY OF NOVEMBER, 2010.

Notary Public \_\_\_\_\_

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.

[Attached 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.]

# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

The grantor or her 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, 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: November \_\_\_\_, 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, Vice President

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS \_\_\_\_ DAY OF NOVEMBER, 2010.

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 persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

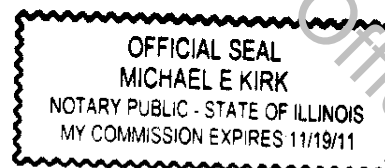
Dated: November \_\_\_\_, 2010

KMA Holdings III, LLC, an Illinois limited liability company

By: Brian M Rowland, MANAGER  
Brian M. Rowland, Manager

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 8<sup>th</sup> DAY OF NOVEMBER, 2010.

Notary Public Michael E Kirk



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.

[Attached 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.]