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PREPARED BY:

Jay Gilbert, Esq.
Kutak Rock LLP
One South Wacker Dr., Suite 2050
Chicago, IL 60606



Doc#: 1112610043 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 05/06/2011 12:06 PM Pg: 1 of 4

MAIL TAX BILL TO:

Team4 Development LLC
1021 W. Adams St., Suite 107
Chicago, IL 60607

MAIL RECORDED DEED TO:

Team4 Development LLC
1021 W. Adams St., Suite 107
Chicago, IL 60607

88 32426 100 3000

SPECIAL WARRANTY DEED

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, hereby grants, bargains, sells and conveys to Team4 Development LLC, an Illinois limited liability company ("Grantee"), having its principal office at 1021 W. Adams St., Suite 107, Chicago, Illinois 60607, all the estate and rights of Grantor in the real property situated in the County of Cook, State of Illinois, legally described and identified on Exhibit A attached hereto, subject to: general real estate taxes not delinquent; special assessments or installments of special assessments not yet due; covenants, conditions and restrictions of record; zoning and building laws and ordinances; easements of record; and all other matters of record affecting the subject property.

Grantor hereby covenants and represents that it has not done, or suffered to be done, anything whereby the property hereby conveyed, is, or may be, in any manner encumbered or charged, except as recited herein, and that it will warrant and defend the property against all persons lawfully claiming by, through or under Grantor, but against none other.

Grantee, by the acceptance of this Deed, for itself and its successors and assigns, accepts title to the property subject to the covenants, conditions, and restrictions contained in that certain Redevelopment Agreement, dated as of the 5th day of October, 2009, and recorded October 29, 2009 as Document No. 0930235012, which shall constitute covenants running with the land in favor of the City of Chicago and which shall be part of the consideration for the conveyance of the subject property.

This transaction is exempt under the provisions of Section 45, Paragraph (e) of the Real Estate Transfer Tax Law (35 ILCS 200/31).

Eugene Moore, City of Seller
Seller Representative


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The provisions of this Deed and the said Redevelopment Agreement shall be binding upon Grantee and its successors and assigns.

Dated the 18th day of April, 2011.

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 the State aforesaid, do hereby certify that William W. Towns, personally known to me to be the Vice President of Mercy Portfolio Services, a Colorado non-profit corporation, which is the sole member of MPS Community I, LLC, an Illinois limited liability company, 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 corporation, as his free and voluntary act and as the free and voluntary act and deed of said corporation in its capacity as sole member of MPS Community I, LLC, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 18 of April, 2011.





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EXHIBIT A

LEGAL DESCRIPTION

Lot 16 in Block 12 in E. P. Maynard's 77th Street addition to West Auburn, a Subdivision of Blocks 11 and 12 in the Subdivision of the Southeast 1/4 of Section 29, Township 38 North, Range 14, East of the Third Principal Meridian (except the North 99 feet thereof), in Cook County, Illinois.

P.I.N.: 20-29-411-034

Address: 7646 S. Morgan Street
Chicago, Illinois

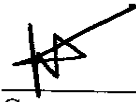
Property of Cook County Clerk's Office

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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 April 28, 2011

By: 
Grantor or Agent

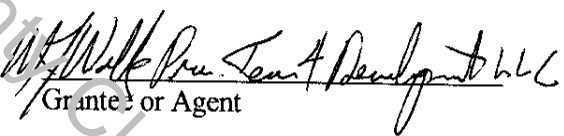
Subscribed and sworn to before me
this 28 day of April, 2011


NOTARY PUBLIC

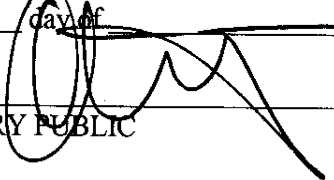


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated _____, 2011

By: 
Grantee or Agent

Subscribed and sworn to before me
this _____ day of _____, 2011


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.