

# UNOFFICIAL COPY

**PREPARED BY:**

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



Doc#: 1113029016 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/10/2011 10:46 AM Pg: 1 of 4

**MAIL TAX BILL TO:**

St. Edmund's Court, LLC  
6105 S. Michigan Avenue  
Chicago, IL 60637

**MAIL RECORDED DEED TO:**

Patricia Holland, Esq.  
Albert, Whitehead, P.C.  
10 N. Dearborn, Suite 600  
Chicago, IL 60602

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107.70-UMD  
107  
2883442  
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## 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 St. Edmund's Court, LLC, an Illinois limited liability company ("Grantee"), having its principal office at 6105 S. Michigan Avenue, Chicago, Illinois 60637, 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 May 5, 2010, and recorded May 10, 2010 as Document No. 1013041115, 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 "Gene" Moore  
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 27<sup>th</sup> day of April, 2011.

MPS Community I, LLC,  
an Illinois limited liability company

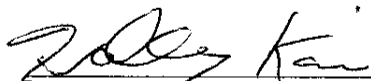
By: Mercy Portfolio Services,  
a Colorado non-profit corporation,  
its sole Member

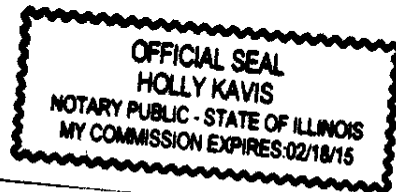
By:   
\_\_\_\_\_  
William W. Towns  
Its: Vice President

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 27<sup>th</sup> of April, 2011.

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



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## EXHIBIT A

### LEGAL DESCRIPTION

Lots 6 and 7 in Block 2 of Wilson, Heald and Stebbin's Subdivision of the Northwest 1/4 of the Southwest 1/4 of Section 15, Township 38 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N.: 20-15-301-005-0000

Address: 5923-39 South Wabash  
Chicago, Illinois

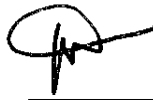
Property of Cook County Clerk's Office

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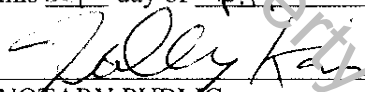
## STATEMENT BY GRANTOR AND GRANTEE

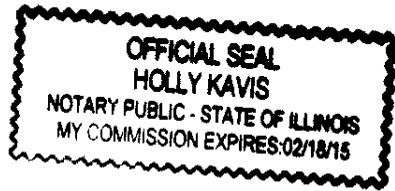
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 29, 2011

By:   
Grantor or Agent

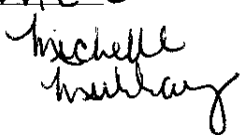
Subscribed and sworn to before me  
this 29<sup>th</sup> day of April, 2011

  
NOTARY PUBLIC

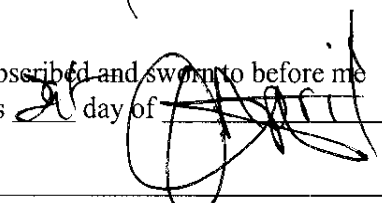


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 4/29, 2011

By: Ten on Wabash, LLC  
Grantee or Agent  


Subscribed and sworn to before me  
this 29 day of April, 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.