

# UNOFFICIAL COPY



Doc#: 1123510034 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/23/2011 12:04 PM Pg: 1 of 5

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

MAIL TAX BILL TO:  
6034 Building LLC  
15657 South 70th Court  
Orland Park, IL 60462  
Attn: Christopher J. Woods

MAIL RECORDED DEED TO:  
6034 Building LLC  
15657 South 70th Court  
Orland Park, IL 60462  
Attn: Christopher J. Woods

## 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 6034 Building LLC, an Illinois limited liability company ("Grantee"), having its principal office at 15657 South 70th Court, Orland Park, Illinois 60462, 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

8864045 (up) 302CMB

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

Eric J. Davis, assistant mayor  
 Seller Representative

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of the 18<sup>th</sup> day of August, 2011, 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 18<sup>th</sup> day of August, 2011

MPS Community I, LLC, an Illinois limited liability company

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

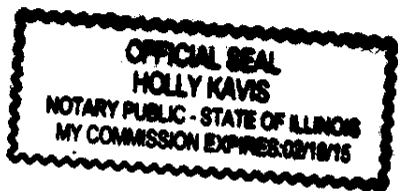
By: [Signature]  
 William W. Towns  
 Its: Vice President

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 18<sup>th</sup> day of August, 2011.

[Signature]  
 NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION OF LAND:

**LOTS 1 TO 6 INCLUSIVE AND LOT 7 (EXCEPT THE SOUTH 20 FEET THEREOF) IN BLOCK 3 IN PARKER'S SUBDIVISION OF BLOCK 4 IN WILSON, HEALD AND STEBBING'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE MAP OF SAID PARKER'S SUBDIVISION RECORDED MARCH 13, 1874 IN BOOK 7 OF PLATS, PAGE 37, IN COOK COUNTY, ILLINOIS.**

**Common Address: 6034-52 S. Prairie Ave., Chicago, IL 60637**

**Permanent Tax Number: 20-15-309-020-0000 and 20-15-309-021-000**

Property of Cook County Clerk's Office

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## 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: August \_\_, 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, Vice President

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS \_\_ DAY OF AUGUST, 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 persona and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: August \_\_, 2011

6034 Building LLC, an Illinois limited liability company

By: \_\_\_\_\_  
Robert Ferrino, Manager

SUBSCRIBED AND SWORN TO BEFORE  
ME THIS 18 DAY OF AUGUST, 2011.

Notary Public \_\_\_\_\_  
*Jennifer Poull*



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.]

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## 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: August 18, 2011

MPS Community I, LLC, an Illinois limited liability company

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

By: [Signature]  
William W. Towns, Vice President

SUBSCRIBED AND SWORN TO BEFORE ME THIS 18 DAY OF AUGUST, 2011.

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

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