

(1 of 6)

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This document was prepared by:

Steven D. Friedland, Esq.
Applegate & Thorne-Thomsen, P.C.
322 South Green Street, Suite 400
Chicago, Illinois 60607



After recording return to:

Eva Garrett, Esq.
MPS Community I LLC
120 S. LaSalle Street, Suite 1650
Chicago, IL 60603

Doc#: 1124433018 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 09/01/2011 09:02 AM Pg: 1 of 5

RECORDER'S USE ONLY

SPECIAL WARRANTY DEED

436-444 EAST LLC, an Illinois limited liability company ("Grantor"), created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, the receipt and sufficiency of which are hereby acknowledged, and pursuant to authority given by its Members, by these presents does GRANT, EARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY to **MPS COMMUNITY I, LLC**, an Illinois limited liability company ("Grantee"), having an address of 120 S. LaSalle Street, Suite 1650 Chicago, IL 60603, all the following real property situated in the County of Cook, in the State of Illinois, to wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, together with the improvements thereon and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, and interest, of Grantor, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its heirs, successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and it WILL WARRANT AND DEFEND the said premises unto the Grantee, its successors and assigns, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to the matters set forth in EXHIBIT B attached hereto and made a part hereof, and not otherwise.

PERMANENT REAL ESTATE INDEX NUMBER: 20-03-422-020-0000

ADDRESS OF REAL ESTATE: 436-444 EAST 47TH STREET, CHICAGO, IL 60653

Box 400-CTCC

S Y
P 5
S N
SC Y
INT C.F.

C.T.I.C. 8852670 D2 KARSA

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In witness whereof, Grantor has caused its name to be signed to these presents by all of its Members, this 22 day of August, 2011.

436-444 EAST LLC,
an Illinois limited liability company

By: [Signature]
Paul Suder, Member

By: [Signature]
John Gruszka, Member

By: [Signature]
Wieslawa Redlich, Member

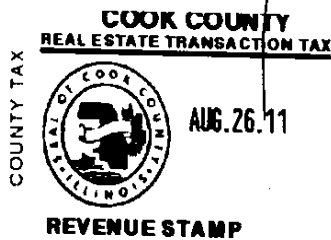
Being all the Members of 436-444 EAST LLC

(signature page to Special Warranty Deed - Notary Page follows)



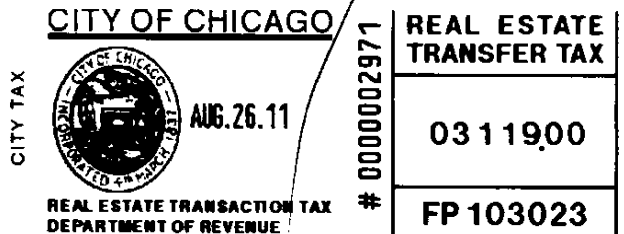
REAL ESTATE TRANSFER TAX
00297.00
FP 103024

0000001761



REAL ESTATE TRANSFER TAX
00148.50
FP 103022

0000001773



REAL ESTATE TRANSFER TAX
03119.00
FP 103023

0000002971

Property of Cook County Clerk's Office

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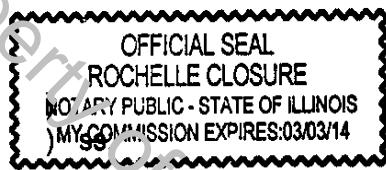
State of Illinois)
County of Cook) ss:

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **PAUL SUDER**, personally known to me to be one of the Members of 436-444 EAST LLC ("Company"), and personally known to me to be 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 said instrument pursuant to authority given by the Company, as his free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of August, 2011.

My Commission Expires: 03-03-2014

State of Illinois
County of Cook



Rochelle Closure
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **JOHN GRUSZKA**, personally known to me to be one of the Members of 436-444 EAST LLC ("Company"), and personally known to me to be 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 said instrument pursuant to authority given by the Company, as his free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of August, 2011.

My Commission Expires: 03-03-2014

State of Illinois
County of Cook



Rochelle Closure
Notary Public

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **WIESLAWA REDLICH**, personally known to me to be one of the Members of 436-444 EAST LLC ("Company"), and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered the said instrument pursuant to authority given by the Company, as her free and voluntary act, and as the free and voluntary act and deed of the Company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of August, 2011.

My Commission Expires: 10/02/11



[Signature]
Notary Public

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 7 AND 8 IN BLOCK 2 IN SNOW AND DICKINSON'S SUBDIVISION OF LOTS 1 TO 4 IN WHITCOMB AND WARNER'S SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTH WEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT REAL ESTATE INDEX NUMBER: 20-03-422-020-0000

ADDRESS OF REAL ESTATE: 436-444 EAST 47TH STREET, CHICAGO, IL 60653

SEND SUBSEQUENT TAX BILLS TO:

MPS COMMUNITY I, LLC
120 S. LaSalle Street, Suite 1650
Chicago, IL 60603

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EXHIBIT B

Permitted Exceptions

1. TAXES NOT YET DUE AND PAYABLE.
2. ALL MATTERS REFLECTED ON THE SURVEY PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. DATED JULY 14, 2011 NUMBER 11-83857.
3. AGREED ORDER OF INJUNCTION RECORDED JANUARY 23, 2009 AS DOCUMENT NUMBER 0902305059 NOT TO RENT, LEASE, USE OR OCCUPY THE PREMISES UNTIL FULL COMPLIANCE WITH MUNICIPAL CODE OF THE CITY OF CHICAGO AND BY ORDER OF COURT ENTERED IN PROCEEDINGS HAD IN CASE 07M1 403064.

Property of Cook County Clerk's Office