

# UNOFFICIAL COPY

OUR FILE NO) 8864292 (5) HALLAND

**PREPARED BY:**

Ami J. Oseid, Attorney at Law

3703 West Irving Park Road

Chicago, Illinois 60618



Doc#: 1127610079 Fee: \$42.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/03/2011 01:18 PM Pg: 1 of 4

**MAIL TAX BILL TO:**

IFF Real Estate Services, LLC

1 North LaSalle Street, Ste. 700

Chicago, Illinois 60602

**MAIL RECORDED DEED TO:**

Caleb Jewell

Applegate & Thorne-Thomsen

626 West Jackson Street, Suite 400

Chicago, Illinois 60607

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## 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 CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, not personally, but as trustee under the provision of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the 19<sup>th</sup> day of August, 2011 and known as Trust Number 8002357775 ("Grantee"), having its principal office at 171 North Clark Street, Chicago, Illinois 60601, 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

Box 334

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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.

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of the 1st day of December, 2010, 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 Grantee and its successors and assigns.

Dated this 28<sup>th</sup> day of September, 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

REAL ESTATE TRANSFER		09/30/2011
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
20-15-124-028-0000   20110901601427   6EVGZT		

State of Illinois )  
                          ) SS.  
County of Cook   )

REAL ESTATE TRANSFER		09/30/2011
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
20-15-124-028-0000   20110901601427   51MVFE		

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 28<sup>th</sup> day of September, 2011.

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*Holly Kavis*  
\_\_\_\_\_  
NOTARY PUBLIC

EXHIBIT A

**LEGAL DESCRIPTION OF LAND:**

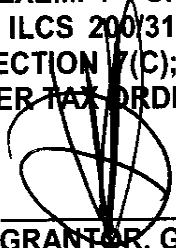
THE SOUTH 10 FEET OF LOT 15, ALL OF LOT 16 AND THE NORTH 19 FEET OF LOT 17 IN BLOCK 1 IN FOLLANSBEE'S SUBDIVISION OF LOTS 17, 18, 21, 22, 23 AND 24 IN NEWHALL, LARNED AND WOODBRIDGES SUBDIVISION OF THE NORTHWEST ¼ OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 5840 South King Drive, Chicago, Illinois 60637

PIN: 20-15-124-028-0000

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.

9/28/11  
DATE

  
\_\_\_\_\_  
GRANTOR, GRANTEE OR REPRESENTATIVE

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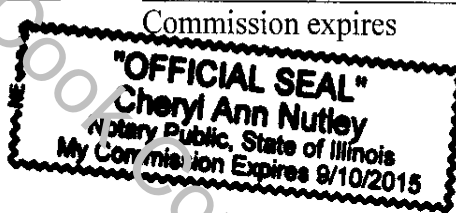
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/29, 2011. Signature: *Amy Deard*

Subscribed and sworn to before me this 28<sup>th</sup> day of September, 2011.

*[Signature]*  
Notary Public

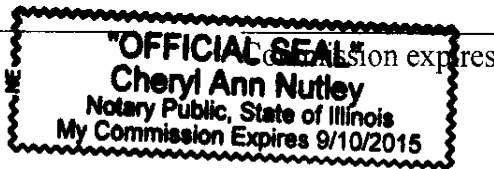


The grantee or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to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

Dated 9/29, 2011. Signature: *[Signature]*

Subscribed and sworn to before me this 28<sup>th</sup> day of September, 2011.

*[Signature]*  
Notary Public



Note: Any person who knowingly submits a false statement concerning the identity of a grant shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.