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PREPARED BY:

Brandon R. Calvert
Charity & Associates, P.C.
20 North Clark Street, Suite 1150
Chicago, Illinois 60602

MAIL TAX BILL TO:

JML Development, Inc.
811 N. Rockwell Street, 1st Floor
Chicago, Illinois 60622



Doc#: 1201357208 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/13/2012 10:41 AM Pg: 1 of 5

MAIL RECORDED DEED TO:

David L. Goldstein
David L. Goldstein & Associates, L.L.C.
35 East Wacker Drive, Suite 650
Chicago, Illinois 60661

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 JML DEVELOPMENT, INC., an Illinois corporation ("Grantee"), having its principal office at 811 N. Rockwell Street, 1st Floor, Chicago, Illinois 60622, 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.

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of the 11th day of April, 2011, as amended, 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.

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EXHIBIT A

LOT 10 (EXCEPT THE EAST 10 FEET THEREOF) AND LOT 11 IN WILLIAM A. BOND AND COMPANY'S SUBDIVISION OF LOTS 1 TO 23 BOTH INCLUSIVE, IN BLOCK 5 IN GUNN'S SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 4326 W. Dickens Avenue, Chicago, Illinois 60639

PIN: 13-34-218-036-0000

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantor or the grantor's agent affirms that, to the best of his or 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, 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: January 10, 2012

Signature of Grantor or Agent

Subscribed and sworn to before me this
____, day of January, 2012

Notary Public

The grantee or the grantee's 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: January 10, 2012

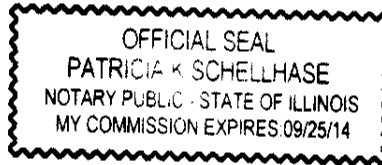
Man [Signature]

Signature of Grantee or Agent

Subscribed and sworn to before me this
10 day of January, 2012

Patricia K. Scheelhar

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.

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STATEMENT BY GRANTOR AND GRANTEE

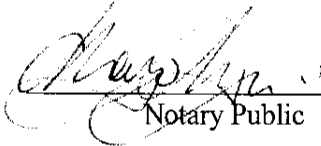
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