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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

MAIL RECORDED DEED TO:

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



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

SPECIAL WARRANTY DEED

GRANTOR, MPS COMMUNICY I, LLC, an Illinois limited liability company ("Grantor"), having its office at 120 Sout'n 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 Linois, 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 wherely 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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All the terms, covenants and conditions of this Deed shall be binding upon the Grantee and its successors and assigns.

Dated this 10th day of January, 2012.

MPS Community I, LLC, an Illinois limited liability company

Mercy Portfolio Services, a Colorado non-profit corporation, BY:

its sole Member

William W. Towns

Vice President Its:

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER ACT, 35 VLCS 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.

DATE

GRANTOR, GRANTEE GP. REPRESENTATIVE

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 L. L.C., is the same person whose name is subscribed to the foregoing instrument, appeared refore 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 soal this / O day of January, 2012.

OFFICIAL SEAL NOTARY PUBLIC - STATE OF ILLINOIS

12 C/0/4;

MY COMMISSION EXPIRES:02/18/15

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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 D. 4.036-00.

ODERTY OF COUNTY CLERK'S OFFICE

PIN: 13-34-216-036-0000

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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
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Subscribed and sworn to be one me this	
, day of January, 2012	
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Notary Public	
Troung Luone	0/
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TT	- and we'f a that the name of the grantee shown on the deed or
The grantee or the grantee's agent attirms	s and verifies that the name of the grantee shown on the deed or and trust is either a natural person, an Illinois corporation, or
foreign cornoration authorized to do by	usiness or acquire and hold title to real estate in Illinois, a
partnership authorized to do business or	acquire and hold at the 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.	
	Ω
Dated: January 10, 2012	
	Signature of Grantee or Agent
Subscribed and sworn to before me this	
day of January, 2012	~~~~~~~~~
	OFFICIAL SEAL
Sotuin Aheel	PATRICIA K SCHELLHASE NOTARY PUBLIC - STATE OF ILLINOIS
Notary Public	MY COMMISSION EXPIRES 09/25/14
/	***************************************

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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UNOFFICIAL COPY

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	W .
000	Signature of Grantor or Agent
Subscribed and sworn to before me this day of January, 2012 Notary Public	
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Dated: January 10, 2012	Signature of Grantee or Agent
Subscribed and sworn to before me this, day of January, 2012	
Notary Public	
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