

# UNOFFICIAL COPY

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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, 1<sup>st</sup> Floor  
Chicago, Illinois 60622



Doc#: 1201757212 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2012 11:26 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

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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 JML DEVELOPMENT, INC., an Illinois corporation ("Grantee"), having its principal office at 811 N. Rockwell Street, 1<sup>st</sup> 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 14<sup>th</sup> day of March, 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 10<sup>th</sup> day of January, 2012.

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

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.

1/10/12



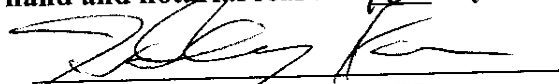
DATE

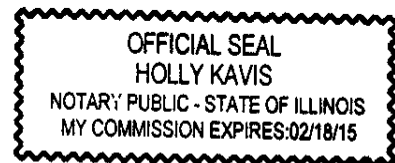
GRANTOR, GRANTEE OR REPRESENTATIVE

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 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 10<sup>th</sup> day of January, 2012.

  
NOTARY PUBLIC



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## EXHIBIT A

LOT 5 IN BLOCK 1 IN DICKEY AND BAKER'S SECOND ADDITION TO NORTHWEST ADDITION BEING A RESUBDIVISION OF SOUTH EAST 1/4 OF NORTHEAST 1/4 OF NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2244 N. Kostner Avenue, Chicago, Illinois 60639

PIN: 13-34-114-025-0000

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  
10<sup>th</sup>, 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

Signature of Grantee or Agent

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

\_\_\_\_\_  
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.

# 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

\_\_\_\_\_  
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 Schellhase*  
\_\_\_\_\_  
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.