

# UNOFFICIAL COPY

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(1-31)

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**PREPARED BY:**

Albert, Whitehead, P.C.  
10 North Dearborn  
Suite 600  
Chicago, Illinois 60602



Doc#: 1203257189 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 02/01/2012 11:06 AM Pg: 1 of 4

**RETURN AND MAIL TAX BILL TO:**

KMW Communities, LLC  
742 North Ada, Suite 1S  
Chicago, Illinois 60642

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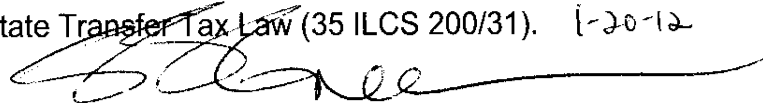
## SPECIAL WARRANTY DEED

**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 **KMW Communities, LLC**, an Illinois limited liability company ("Grantee"), having its principal office at 742 North Ada, Suite 1S, Chicago, Illinois 60642, 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 August 27, 2010 and recorded with the Cook County Recorder of Deeds on October 5, 2010 as Document Number 1027826004, 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.

This transaction is exempt under the provisions of Section 45, Paragraph (e) of the Real Estate Transfer Tax Law (35 ILCS 200/31). 1-20-12

  
\_\_\_\_\_  
Attorney for Grantor



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 27 AND 26 (EXCEPT THE SOUTH 20 FEET) IN BLOCK 6 IN TREAT'S SUBDIVISION, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 1888 AS DOCUMENT NO. 1000071, IN COOK COUNTY, ILLINOIS.

Address: 1007 North Ridgeway, Chicago, Illinois 60651  
PIN: 16-02-314-020-0000

REAL ESTATE TRANSFER COOK ILLINOIS  
 16-02-314-020-0000 | 20111201603624 | 2FOX1R  
 01/24/2012  
 \$0.00  
 \$0.00  
 \$0.00

REAL ESTATE TRANSFER CHICAGO ILLINOIS  
 16-02-314-020-0000 | 20111201603624 | 7ANW93  
 01/24/2012  
 \$0.00  
 \$0.00  
 \$0.00

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## STATEMENT BY GRANTOR AND GRANTEE

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

Dated January 20, 2012

Signature: [Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Agent  
This 20th day of January, 2012  
Notary Public [Signature]

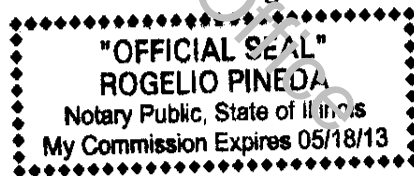


The **grantee** or his agent affirms and verifies that the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date January 20, 2012

Signature: [Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Grantee  
This 20th day of January, 2012  
Notary Public [Signature]



**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.

(Attach to **deed** or **ABI** to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)