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GIT (-31)

4406570

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, Whois 60642

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 Ter 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). [-20-12

Attorney for Grantor

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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: January 20, 2012

MPS COMMUNITY I, LLC	ì
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By: Mercy Portfolio Services,

a Colorado pn-profit corporation,

s: Sole Men

By:

ฟ้าเ<mark>โลก</mark> W. Towns

Its: Vice President

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 20th of January, 2012.

NOTARY PUBLIC

OFFICIAL SEAL.
HOLLY KAVIS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:02/18/15

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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



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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.

10.

Dated a narry 20, 201	
0 00	1 2
	Signature:
Ox	Grantor or Agent
Subscribed and sworn to before me	
By the said	CONTRACTOR OF THE PARTY OF THE
This ZELL, day of January 0 (2012	MOTARY PUBLIC - STATE OF ALMORE
Notary Public / Myseu	MY COMMISSION COPPRIESTATIONS
The grantee or his agent affirms and verifies tha	the name of the grantee shown on the deed or
assignment of beneficial interest in a land trust is	other 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 ar	d hold life to real estate in Illinois or other entity
recognized as a person and authorized to do busines	s or acquire title to real estate under the laws of the
State of Illinois.	
17.	
Date January 20, 2017-20_	
٥	<u>- </u>
Sig	gnature:
	Srantee or Agent

Subscribed and sworn to before me	"OFFICIAL SEAL"
By the said Grantel	ROGELIO PINEDA
This 20th day of January, 20 17	Notary Public, State of Il incis My Commission Expires 05/18/13
Notary Public	MA COLLEGE CO. CANADO CO. CO. CO. CO. CO. CO. CO. CO. CO. CO

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.)