



Doc#: 1203931068 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/08/2012 12:56 PM Pg: 1 of 4

DN 120201
855425
5eh5988

PREPARED BY:

David L. Goldstein
35 East Wacker, Suite 650
Chicago, Illinois 60601

MAIL TAX BILL TO:

Mercy Portfolio Services
120 S. LaSalle Street, Suite 1850
Chicago, Illinois 60603

MAIL RECORDED DEED TO:

Steve Holler, Deputy Corp. Counsel
City of Chicago, Dept. of Law
121 North LaSalle, Suite 600
Chicago, Illinois 60602

SPECIAL WARRANTY DEED (Vacant Land)

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 CITY OF CHICAGO, an Illinois municipal corporation ("Grantee"), having its principal office at 121 North LaSalle Street, Chicago, Illinois 60602, 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

Box 334

UNOFFICIAL COPY

Grantor, subject to: general real estate taxes not yet due and payable, zoning laws and ordinances, easements for public utilities.

GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of the 31st day of January, 2011 and recorded in the Recorder's Office of Cook County on February 25, 2011 as Document Number 1105611005, which shall constitute covenants running with the land in favor of the City of Chicago which are part of the consideration for the conveyance of the subject premises.

All the terms, covenants and conditions of this Deed shall be binding upon the Grantee and its successors and assigns.

Dated this 2nd day of February, 2012.

MPS Community I, LLC, an Illinois limited liability company

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

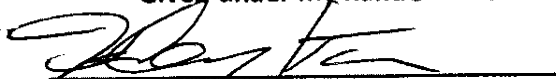
BY:  _____
William W. Towns

Its: Vice President

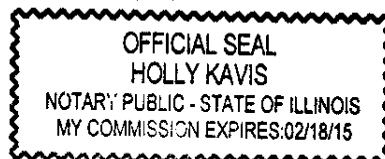
State of Illinois)
) SS.
County of Cook)

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 2nd day of February, 2012.



NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION:

LOT 9 IN BLOCK 11 IN CIRCUIT COURT PARTITION OF THE SOUTH EAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT LAND BELONGING TO THE SOUTH CHICAGO RAILWAY COMPANY), IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 8420 South Muskegon Avenue, Chicago, Illinois 60617

PIN: 21-31-409-027-0000

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER ACT, 35 ILCS 200/31-45(a); COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE SECTION 7(C); AND SECTION 3-33-060(E) OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE.

8/2/12
DATE

[Signature]
GRANTOR, GRANTEE OR REPRESENTATIVE

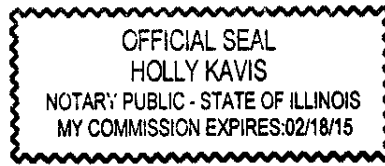
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STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a natural person, and 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 February 2, 2012 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 2 day of February,
2012.

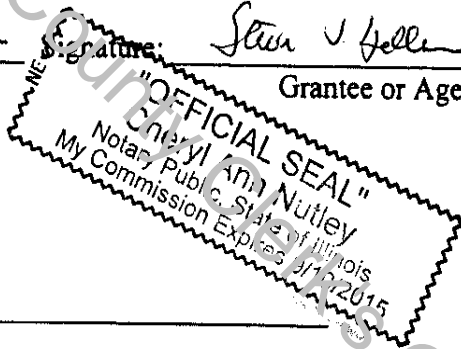


NOTARY PUBLIC [Signature]

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 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.

Date February 2, 2012 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before
Me by the said [Signature]
This [Signature] day of [Signature],
20[Signature].



NOTARY PUBLIC [Signature]

NOTE: Any person who knowingly submits a false statement concerning the identity of 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.)