

# UNOFFICIAL COPY

**PREPARED BY:**

Brandon R. Calvert  
Charity & Associates, P.C.  
20 North Clark Street, Suite 1150  
Chicago, Illinois 60602



Doc#: 1207247049 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/12/2012 02:59 PM Pg: 1 of 4

**MAIL TAX BILL TO:**

Unity Enterprise Development Corporation  
836 S. Arlington Hts. Rd., #217  
Elk Grove Village, Illinois 60007

**MAIL RECORDED DEED TO:**

Unity Enterprise Development Corporation  
836 S. Arlington Hts. Rd., #217  
Elk Grove Village, Illinois 60007

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CIT

**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 UNITY ENTERPRISE DEVELOPMENT CORPORATION, an Illinois corporation ("Grantee"), having its principal office at 836 S. Arlington Hts. Rd., #217, Elk Grove Village, Illinois 60007, 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 19<sup>th</sup> day of September, 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.

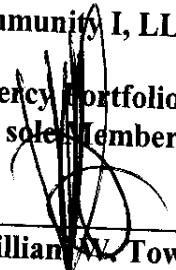
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All the terms, covenants and conditions of this Deed shall be binding upon the Grantee and its successors and assigns.

Dated this 2<sup>nd</sup> day of March, 2012.

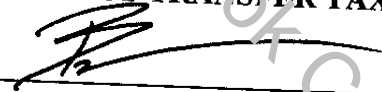
MPS Community I, LLC, an Illinois limited liability company

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.

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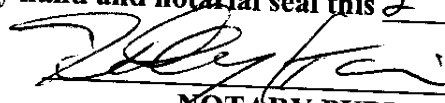
DATE

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 2<sup>nd</sup> day of March, 2012.

  
NOTARY PUBLIC



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## EXHIBIT A

**LOT 31 IN BLOCK 4 IN THE SUBDIVISION OF THE WEST 1/2 OF THE SOUTHEAST  
1/4 OF THE NORTHEAST 1/4 OF SECTION 34, TOWNSHIP 40 NORTH, RANGE 13  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMON ADDRESS: 2016 N. Karlov Avenue, Chicago, Illinois 60639**

**PIN: 13-34-230-051-0000**

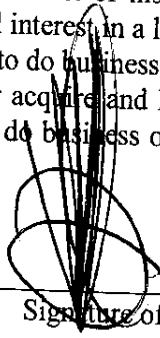
Property of Cook County Clerk's Office

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## STATEMENT BY GRANTOR AND GRANTEE

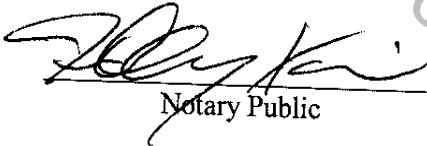
The grantor or the grantor's agent affirms that, to the best of his or her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold 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: March 2, 2012



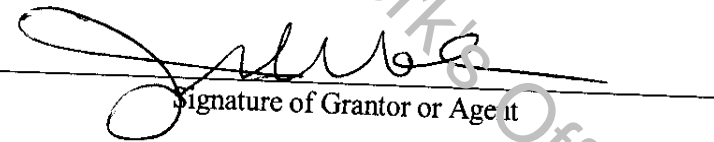
Signature of Grantor or Agent

Subscribed and sworn to before me this  
2<sup>nd</sup>, day of March, 2012

  
Notary Public

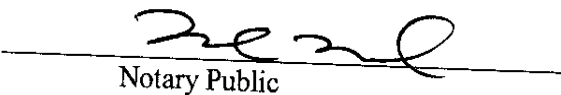
The grantee or the grantee's agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation, or foreign corporation authorized to do business or acquire and hold title to real estate in 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: March 2, 2012



Signature of Grantor or Agent

Subscribed and sworn to before me this  
2, day of March, 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.