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PREPARED BY:

David L. Goldstein

35 East Wacker, Suite 650

Chicago, Illinois 60601

MAIL TAX BILL TO:

CDG II, INC

2150 East Lake Cook Rd., Suite 560

Buffalo Grove, Illinois 60089

MAIL RECORDED DEED TO:

Bill G. Skalitzky

Applegate & Thorne-Thomsen, P.C.

322 South Green Street, Suite 400

Chicago, Illinois 60607

Doc#: 1222822143 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/15/2012 01:20 PM Pg: 1 of 4

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Property of Cook County Clerk's Office

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 CDG II, INC., an Illinois corporation ("Grantee"), having its principal office at 2150 E. Lake Cook Road, Suite 560, Buffalo Grove, Illinois, 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

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Box 334

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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 18th day of February, 2011 and recorded on March 9, 2011 as Document Number 1106841011 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.

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

Dated this 6th day of June, 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

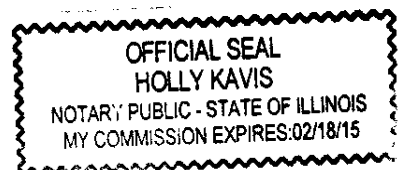
State of Illinois)
) SS.
County of Cook)

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 6th day of June, 2012.



NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION:

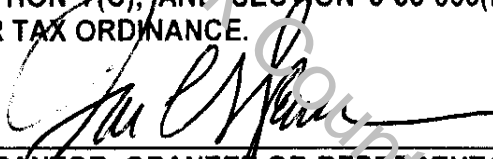
LOT 25 AND THE WEST 5 FEET OF LOT 26 IN BLOCK 5 IN ANDREW J. GRAHAM'S SUBDIVISION OF BLOCKS 5 AND 8 IN SNYDER AND LEE'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 1055-57 North Kilbourn Avenue, Chicago, Illinois 60651

PIN: 16-03-307-001-0000

THIS TRANSFER IS EXEMPT PURSUANT TO THE PROVISIONS OF THE REAL ESTATE TRANSFER ACT, 35 ILCS 200/31-43(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.


6-26-2012
DATE


GRANTOR, GRANTEE OR REPRESENTATIVE

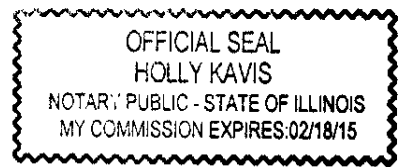
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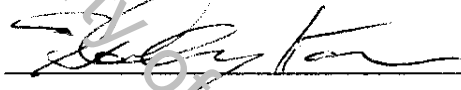
STATEMENT BY GRANTOR AND GRANTEE

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 June 6, 20 12 Signature:  Grantor or Agent

Subscribed and sworn to before
Me by the said Grantor
this 6th day of June,
20 12.



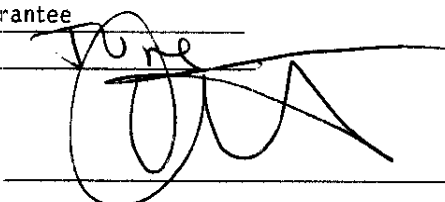
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The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or 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 _____, 20 12 Signature:  Grantee or Agent

Subscribed and sworn to before
Me by the said Grantee
This 26th day of June
20 12.



NOTARY PUBLIC  CPG II, Inc.
Erwin Berkeley
President

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.)