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PREPARED BY:

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

MAIL TAX BILL TO:

GCD Bronzeville Renovations, LLC 796 W. Bartlett Road Bartlett, Illinois 60103



Doc#: 1224445012 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds
Date: 08/31/2012 08:36 AM Pg: 1 of 3

MAIL RECORDED DEED TO:

GCD Bronzeville Renovations, LLC 796 W. Bartlett Road Bartlett, Illinois 60103

SPECIAL WARRANTY DEED

GRANTOR, MPS COMM'JNITY I, LLC, an Illinois limited liability company ("Grantor"), having its office at 126 Scoth LaSalle Street, Suite 1850, Chicago, Illinois 60603, for and in consideration of Ten Pollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, conveys and warrants to GCD BRONZEVILLE RENOVATIONS, LLC, an Illinois limited liability company ("Grantee"), having its principal office at 7% W. Bartlett Road, Bartlett, Illinois 60103, 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 23rd day of August, 2012, 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.

box 374

REAL ESTATE TRANSFER		08/27/2012
	CHICAGO:	\$0.00
120	CTA:	\$0.00
	TOTAL:	\$0.00

21-31-404-018-0000 | 20120801604959 | H5YWDQ

REAL ESTATE TRANSFER		08/27/2012
	СООК	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

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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 23rd day of August, 2012.

MPS Community I, LLC, an Illinois limited liability company

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

its sole Member

BY:

Darlene A. Dugo

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.

DATE

GRANTOR, GRANTEE OF REPRESENTATIVE

C/6/4:

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 Darlene A. Dugo, personally know to me to be the Vic.-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 she signed and delivered the foregoing instrument pursuant to authority given by said company, as her 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 day of hugest, 2012.

NOTARY PÚBLIC

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

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EXHIBIT A

LOT 14 AND THE NORTH 1/2 OF LOT 15 IN BLOCK 4 IN THE CIRCUIT COURT PARTITION OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 8322 S. Houston Avenue, Chicago, Illinois 60617 TODORNO OF COUNTY CLOTHES OFFICE

PIN: 21-31-404-018-0000