

Doc#: 1225722014 Fee: \$44.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/13/2012 08:22 AM Pg: 1 of 4

8914186 1 of 2 CT1 JAT L-91

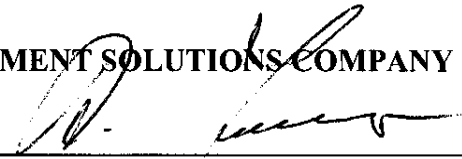
SPECIAL WARRANTY  
DEED

(The Above Space For Recorder's Use Only)

Grantor, AVALON INVESTMENT SOLUTIONS COMPANY, an Illinois corporation ("Grantor"), having its office at 9010 Keeler Avenue, Skokie, Illinois 60076 for and in consideration of \$10.00, conveys and warrants to the MPS COMMUNITY I, LLC, an Illinois limited liability company ("Grantee"), having its principal offices at 120 South LaSalle Street, Suite 1850, Chicago, Illinois 60603, the real property legally described and identified on Exhibit A attached hereto (the "Property"). Grantor acknowledges that it has executed and delivered this deed simultaneously with, and in connection with the financing of the initial conveyance of the Property to Grantor, and that the deposit of this reconveyance Special Warranty Deed, and, if necessary, its subsequent recording, is a condition established pursuant to the terms and conditions of that certain Redevelopment Agreement dated November 6, 2009 between MPS Community I, LLC, an Illinois limited liability company, Mercy Portfolio Services, a Colorado non-profit corporation, and the City of Chicago, as amended by that certain Assignment and Assumption and Amendment of Redevelopment Agreement dated August 31, 2010 between Grantor, MPS Community I, LLC, the City of Chicago and is a remedial right granted under such agreements.

Dated this 31<sup>st</sup> day of August 2010.

AVALON INVESTMENT SOLUTIONS COMPANY

By:   
Name: Alex Litvinov  
Its: President

80X 334 CT



# UNOFFICIAL COPY

## EXHIBIT A LEGAL DESCRIPTION

**THE EAST 35 FEET OF LOT 133 IN SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET OF SAID LOT CONDEMNED FOR STREET BY PROCEEDINGS IN SUPERIOR COURT IN CASE NO. 137607, AND EXCEPT THAT PART TAKEN OR USED FOR ALLEY) IN COOK COUNTY, ILLINOIS. ALSO KNOWN AS LOT 1 IN BLOCK 106 IN THE SUBDIVISION OF LOT 133 AND 152 OF SCHOOL TRUSTEE'S SUBDIVISION OF THE NORTH PART OF SECTION 16, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**COMMON ADDRESS: 220-22 S. LOTUS AVENUE, CHICAGO, IL 60644**

**PIN: 16-16-106-046-0000**

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## 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 and hold title to real estate under the laws of the State of Illinois.

Dated 9/12, 2012 Signature: *[Signature]*  
Grantor or Agent

Subscribed and sworn to before me by the  
said above named  
this 12th day of September  
2012

*[Signature]*  
Notary Public



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 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 9/12, 2012 Signature: *[Signature]*  
Grantee or Agent

Subscribed and sworn to before me by the  
said above named  
this 12th day of September  
2012

*[Signature]*  
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.

[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.]