

# UNOFFICIAL COPY



Doc#: 1226322016 Fee: \$46.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 09/19/2012 08:47 AM Pg: 1 of 5

**PREPARED BY:**

011-6840753ALLW  
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

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## 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 Grantor, subject to: general real estate taxes not yet due and payable, any special

*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 30<sup>th</sup> day of November, 2011, and recorded in the Office of the Cook County Recorder of Deeds on December 18, 2011 as document number 1135040039, 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 13<sup>th</sup> day of September, 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*  
Darlene Dugo

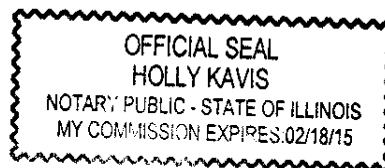
Its: Vice President

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 Darlene Dugo, 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 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 13<sup>th</sup> day of September, 2012.

*Holly Kavis*  
NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION:

LOT 31 IN BLOCK 10 IN MORTON SUBDIVISION OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 515 North Lawndale Avenue, Chicago, Illinois 60624

PIN: 16-11-124-020-0000

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(6); AND SECTION 3-33-060(E) OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE.

9/19/12  
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 \_\_\_\_\_, 20 12 Signature: \_\_\_\_\_  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Grantor  
this \_\_\_\_\_ day of \_\_\_\_\_,  
20 12.

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 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. *CITY OF OHIO*

Date Sept. 13, 20 12 Signature: John V. Hill  
Grantee or Agent

Subscribed and sworn to before  
Me by the said Grantee  
This 13<sup>th</sup> day of September,  
20 12.

*Depty. Corp. Counsel*

NOTARY PUBLIC Lorraine McGregor



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.)

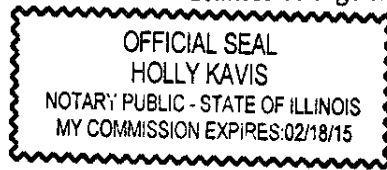
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Dated September 13, 20 12 Signature: *Caitlin A. Kavis*  
Grantor or Agent

Subscribed and sworn to before  
Me by the said Grantor  
this 13<sup>th</sup> day of September,  
20 12.



NOTARY PUBLIC *Holly Kavis*

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 \_\_\_\_\_ day of \_\_\_\_\_,  
20 12.

NOTARY PUBLIC \_\_\_\_\_

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.)