

# UNOFFICIAL COPY



8915144.18022CMB

**PREPARED BY:**

Albert, Whitehead, P.C.  
10 North Dearborn  
Suite 600  
Chicago, Illinois 60602

Doc#: 1302422038 Fee: \$44.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/24/2013 09:15 AM Pg: 1 of 4

**RETURN AND MAIL TAX BILL TO:**

1003 W. 77<sup>TH</sup> STREET, INC.  
4866 N. Clark, #1N  
Chicago, Illinois 60640

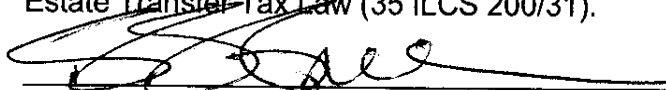
## SPECIAL WARRANTY DEED

**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 **1003 W. 77<sup>TH</sup> STREET, INC.**, an Illinois corporation ("Grantee"), having its principal office at 4866 N. Clark, #1N, Chicago, Illinois 60640, 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 October 30, 2012 and recorded with the Cook County Recorder of Deeds on December 18, 2012 as Document Number 1235350074, 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.



This transaction is exempt under the provisions of Section 45, Paragraph (e) of the Real Estate Transfer Tax Law (35 ILCS 200/31).

  
Attorney for Grantor

Box 334

REAL ESTATE TRANSFER		01/23/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00

20-29-419-017-0000 | 20130101602423 | S67YQ2

REAL ESTATE TRANSFER		01/23/2013
	COOK	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00

20-29-419-017-0000 | 20130101602423 | ZV97SE

# UNOFFICIAL COPY

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

Dated: January 17, 2013

**MPS COMMUNITY I, LLC**

By: Mercy Portfolio Services,  
a Colorado non-profit corporation,  
Its: Sole Member

By: *Darlene A. Dugo*  
Darlene A. 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 A. 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 17<sup>th</sup> of January, 2013.

*[Signature]*  
NOTARY PUBLIC



# UNOFFICIAL COPY

**STREET ADDRESS:** 1003-1007 WEST 77TH STREET

**CITY:** CHICAGO

**COUNTY:** COOK

**TAX NUMBER:** 20-29-419-017-0000

**LEGAL DESCRIPTION:**

LOT 1, IN ESCH AND STEGES ADDITION TO WEST AUBURN, A SUBDIVISION OF BLOCK 21 IN SUBDIVISION BY EXECUTOR OF WILLIAM B. OGDEN OF THE SOUTHEAST 1/4 (EXCEPT THE NORTH 99 FEET) OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

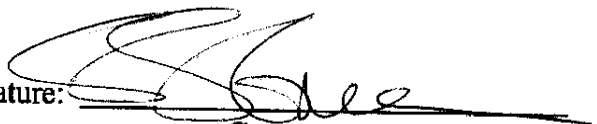
# UNOFFICIAL COPY

## STATEMENT BY GRANTOR AND GRANTEE

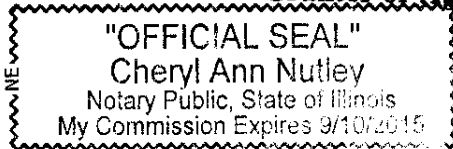
The **grantor** or his agent affirms that, to the best of his knowledge, the name of the **grantee** shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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 title to real estate under the laws of the State of Illinois.

Dated January 17, 2013, 2013

Signature: \_\_\_\_\_



**Grantor or Agent**

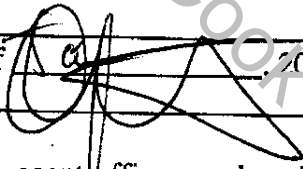


Subscribed and sworn to before me

By the said \_\_\_\_\_

This 17 day of Jan, 2013

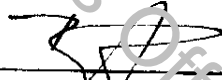
Notary Public \_\_\_\_\_



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 title to real estate under the laws of the State of Illinois.

Date January 17, 2013

Signature: \_\_\_\_\_



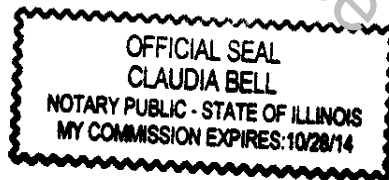
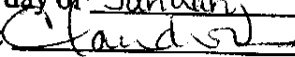
**Grantee or Agent**

Subscribed and sworn to before me

By the said Bill Williams

This 17<sup>th</sup> day of January, 2013

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.)