

UNOFFICIAL COPY



Doc#: 1303222039 Fee: \$46.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/01/2013 09:22 AM Pg: 1 of 5

PREPARED BY:

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

RETURN AND MAIL TAX BILL TO:

3351 W. OHIO, INC.
4866 N. Clark, #1N
Chicago, Illinois 60640

SPECIAL WARRANTY DEED

GRANTOR, MFS 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 **CHICAGO TITLE LAND TRUST COMPANY**, an Illinois corporation, not personally, but, solely in its capacity as trustee under Trust Agreement dated November 28, 2012 and known as Trust Number 8002360726 ("Grantee"), 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 March 23, 2012 and recorded with the Cook County Recorder of Deeds on March 26, 2012 as Document Number 1208610054, 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

EXEMPT FROM TAXATION UNDER THE PROVISION
OF PARAGRAPH E SECTION 45 OF THE
ILLINOIS REAL ESTATE TRANSFER TAX ACT AND
PARAGRAPH E SECTION 45 OF THE COOK
COUNTY TRANSFER TAX ORDINANCE.

1/28/13

Date Buyer, Seller or Representative

Box 334

UNOFFICIAL COPY

Property of Cook County Clerk's Office

REAL ESTATE TRANSFER 02/01/2014



CHICAGO	\$0.00
CTA	\$0.00
TOTAL	\$0.00

16-11-229-016-1001 | 20130101003854 | LOG506

REAL ESTATE TRANSFER 02/01/2014



COOK	\$0.00
ILLINOIS	\$0.00
TOTAL	\$0.00

16-11-229-016-1001 | 20130101003854 | 2R8004P

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 3 IN SUBDIVISION IN THE WEST 283 FEET OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 13 (EXCEPT THAT PART OF THE EAST 100 FEET LYING SOUTH OF THE NORTH 190 FEET AND NORTH OF THE SOUTH 341 FEET THEREOF) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY.

Common Address: 3351 West Ohio Street, Chicago, Illinois 60624

Permanent Index Number: 16-11-220-016-1001

16-11-220-016-1002

16-11-220-016-1003

16-11-220-016-1004

16-11-220-016-1005

16-11-220-016-1006

16-11-220-016-1007

16-11-220-016-1008

16-11-220-016-1009

16-11-220-016-1010

16-11-220-016-1011

16-11-220-016-1012

16-11-220-016-1013

16-11-220-016-1014

16-11-220-016-1015

Property of Cook County Clerk's Office

UNOFFICIAL COPY

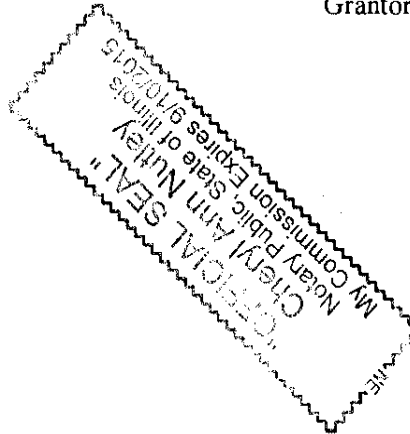
STATEMENT BY GRANTOR AND GRANTEE

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 January 28, 2013 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____
this _____ day of _____

[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 January 28, 2013 Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said Bill Williams
this 28th day of January
2013.

[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.]