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PREPARED BY:

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

Doc#: 1306022028 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/01/2013 09:08 AM Pg: 1 of 4

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 17th day of August, 2012, and recorded in the Office of the Cook County Recorder of Deeds on August 20, 2012 as document number 1223322091, 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 28 day of December, 2012.

MPS Community I, LLC, an Illinois limited liability company

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

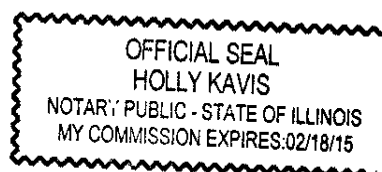
BY: *Darlene A. Dugo*
Darlene A. Dugo
Its: Vice President

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 28 day of December, 2012.

Holly Kavis
NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION:

LOT 47 IN BLOCK 2 IN HULING & JOHNSON'S SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THEREFROM THE SOUTH 75.00 FEET OF THE EAST 122-22/100 FEET OF ST. LAWRENCE AVENUE AND NORTH 64TH STREET), IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 6316 South Rhodes Avenue, Chicago, Illinois 60637

PIN: 20-22-202-022-0000

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(C); AND SECTION 3-33-960(E) OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE.

12/28/12
DATE


GRANTOR, GRANTEE OR REPRESENTATIVE

UNOFFICIAL COPY**STATEMENT BY GRANTOR AND GRANTEE**

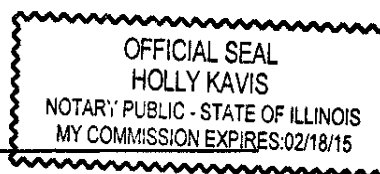
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 December 28, 20 12 Signature: Darlene A. Dwyer
Grantor or Agent

Subscribed and sworn to before

Me by the said Grantor
this 28 day of December,
20 12.

NOTARY PUBLIC [Signature]



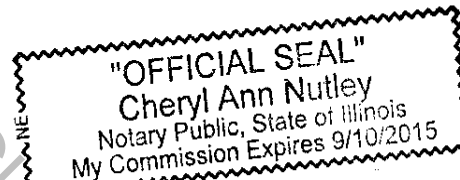
The Grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois a 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 December 28, 20 12 Signature: B. Keth
Grantee or Agent

Subscribed and sworn to before

Me by the said Grantee
This 28 day of December,
20 12.

NOTARY PUBLIC [Signature]



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 AB to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)