

# UNOFFICIAL COPY



Doc#: 1334522042 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 12/11/2013 10:17 AM Pg: 1 of 5

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*da*  
**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:**

*Frances Cahill*  
~~Deputy Corporation Counsel~~  
~~Assistant Corp. Counsel~~  
Real Estate and Land Use Division

City of Chicago

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

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*12-5-13*  
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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.

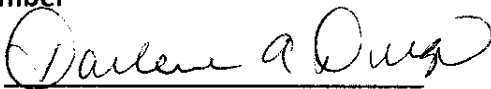
GRANTEE accepts title to the premises, subject to the covenants, conditions, and restrictions set forth in that certain Redevelopment Agreement dated as of the 21<sup>st</sup> day of December, 2012, and recorded in the Office of the Cook County Recorder of Deeds on January 4, 2013 as document number 1300439037, as amended by that certain First Amended and Restated Redevelopment Agreement dated as of the 30<sup>th</sup> day of October, 2013, and recorded in the Office of the Cook County Recorder of Deeds on December 10, 2013 as document number 1334522017 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 30<sup>th</sup> day of October, 2013.

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

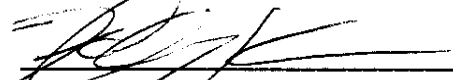
Its: Vice President

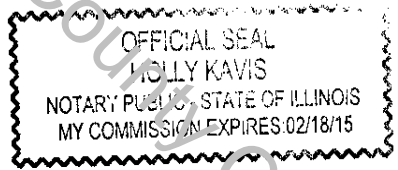
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State of Illinois        )  
                                   ) SS.  
 County of Cook        )

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 30<sup>th</sup> day of October, 2013.

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



Property of Cook County Clerk's Office

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## EXHIBIT A

### LEGAL DESCRIPTION:

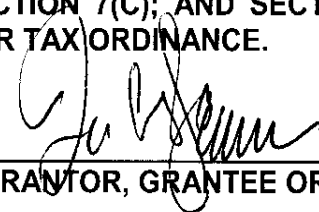
LOT 14 IN WILLIAM AND FRED ESCH'S RESUBDIVISION OF LOTS 7 THRU 18 INCLUSIVE IN THE SUBDIVISION OF BLOCK 27 OF JONES' SUBDIVISION IN THE WEST 1/2 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 7749 South Ada<sup>St.</sup>, Chicago, Illinois 60620

PIN: 20-29-315-016-0000

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

10/30/13  
DATE

  
GRANTOR, GRANTEE OR REPRESENTATIVE

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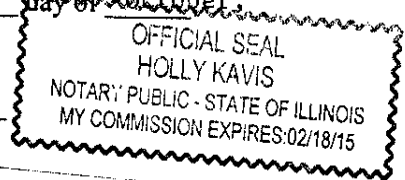
## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed 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: October 30, 2013      Signature: *Daniel Adams*  
Grantor or Agent

Subscribed and sworn before me by the said Grantor, this 30<sup>th</sup> day of October, 2013

Notary Public *[Signature]*

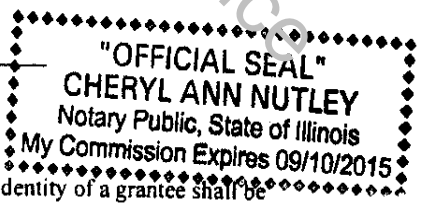


The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: 12/5/13      Signature: *Shane [Signature]*  
City of Chicago by one of its attorneys  
Grantee or Agent

Subscribed and sworn before me by the said ST this Dec day of 2013, 2013

Notary Public *[Signature]*



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.