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Doc#: 1405922003 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/28/2014 08:18 AM Pg: 1 of 4

PREPARED BY:

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

RETURN AND MAIL TAX BILL TO:

KMW 2, LLC
2950 West Chicago Avenue, Suite 301-C
Chicago IL 60622


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 **KMW 2, LLC**, an Illinois limited liability company ("Grantee"), having its principal office at 2950 West Chicago Avenue, Suite 301-C, Chicago IL 60622, 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 August 19, 2013 and recorded with the Cook County Recorder of Deeds on August 23, 2013 as Document Number 1323522094, 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

REAL ESTATE TRANSFER	02/25/2014
CHICAGO:	\$0.00
CTA:	\$0.00
TOTAL:	\$0.00



20-29-421-020-0000 | 20140201602901 | R5VH5L

REAL ESTATE TRANSFER

02/25/2014

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



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

Dated: February __, 2014

MPS COMMUNITY I, LLC

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

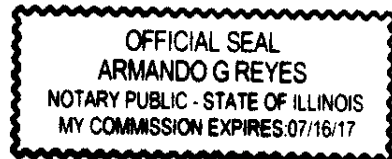
By: *Darlene A. Dugo*
Darlene A. Dugo
Its: Vice President

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 18th of February, 2014.

Armando Greyes
NOTARY PUBLIC



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EXHIBIT A

LEGAL DESCRIPTION

LOT 6 IN BLOCK 19 IN WEST AUBURN. A SUBDIVISION OF BLOCKS 17, 18, 19, 20, 29, 30, 31 AND 32 IN THE SUBDIVISION OF THE SOUTH EAST 1/4 OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 20-29-421-020-0000

Address: 7720 S. Peoria, Chicago, Illinois 60620

St.

Property of Cook County Clerk's Office

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

Dated February 18, 2014 Signature: [Signature]
Grantor or Agent

Subscribed and sworn to before me by the
said _____

this 18th day of Feb
2014

[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 _____, _____ Signature: [Signature]
Grantee or Agent

Subscribed and sworn to before me by the
said _____

this 18th day of Feb
2014

[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.]