

UNOFFICIAL COPY

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7585/0026 45 001 Page 1 of 5  
2000-02-03 08:17:46  
Cook County Recorder 29.00



**SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED is executed by The MacNeal Memorial Hospital Association, an Illinois not-for-profit corporation ("Grantor"), to and in favor of VHS of Illinois, Inc., a Delaware corporation, 20 Burton Hills Boulevard, Suite 100, Nashville, Tennessee 37215 ("Grantee"), as of this 31 day of January, 2000.

Grantor, in consideration of the sum of Ten (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, convey and transfer to Grantee all of the real estate situated in the City of Berwyn, County of Cook and State of Illinois which is legally described on "Exhibit A" attached hereto and made a part hereof;

Together with all and singular hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estates, right, title, interest, claim or demand whatsoever, of the Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, forever.

This conveyance is subject to the items set forth in "Exhibit B" attached hereto.

Grantor, for itself and its successors, does covenant, promise and agree to and with the Grantee, and successors, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the said premises against all persons lawfully claiming or to claim the same, by, through or under it, subject only to the items set forth on the attached "Exhibit B".

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its \_\_\_\_\_ President as of the day and year first above written.

Doc#: 210515 Ver#: 1

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. B & ~~Cook County Ord. 95104~~ Par. \_\_\_\_\_

Date 2/2/00 Sign. Paul Hayes


Hayes  
7831709  
Ⓞ

BOX 333-CTI

5  
B

THE MACNEAL MEMORIAL HOSPITAL ASSOCIATION, an Illinois not-for-profit corporation

147836

Cook County  
**REAL ESTATE TRANSACTION TAX**  
 REVENUE STAMP FEB-2'00 P.B. 11424  
  
**560.00**

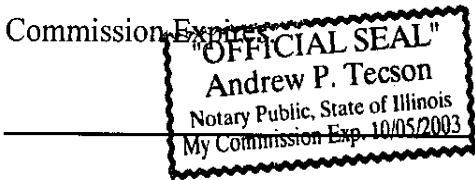
By: *Richardson*  
Its: \_\_\_\_\_ President

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that \_\_\_\_\_, the \_\_\_\_\_ President of The MacNeal Memorial Hospital Association, an Illinois not-for-profit corporation, who is personally known to me to be such \_\_\_\_\_ President of said corporation and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as \_\_\_\_\_ President of the said corporation, he signed and delivered said instrument as his free and voluntary act and as the free and voluntary act and deed of said corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 31 day of January 2000.

*Andrew Tecson*  
Notary Public




THIS DOCUMENT WAS PREPARED BY:

Chuhak & Tecson, P.C.  
Arnold E. Karolewski, Esq.  
225 West Washington Street  
Suite 1300  
Chicago, Illinois 60606-3418

AFTER RECORDING MAIL TO:

James H. Spalding, Esq.  
Vanguard Health Systems  
20 Burton Hills Boulevard  
Suite 100  
Nashville, Tennessee 37215

147836  
 BETHLEHEM, IL  
 TRANSFER TAX  
 JAN 21 01  
  
**11,060.00**  
 OK. *Reba Lorenz*, City Collector

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## EXHIBIT A

### Legal Description

A TRACT OF LAND LOCATED IN THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 40 FEET EAST LINE OF THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 30, BEING THE EAST LINE OF OAK PARK AVENUE, AND SAID POINT BEING 25 FEET NORTHERLY PERPENDICULARLY DISTANT FROM THE CENTER LINE OF THE ILLINOIS CENTRAL GULF RAILROAD CO'S NORTHERLY MAIN TRACK; THENCE NORTH ALONG THE EAST LINE OF OAK PARK AVENUE, 66.24 FEET TO THE SOUTH LINE OF WEST 28<sup>TH</sup> STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID 28<sup>TH</sup> STREET, 16.60 FEET TO A POINT BEING 50 FEET NORTHERLY FROM THE NORTHERLY LINE OF ILLINOIS CENTRAL GULF RAILROAD CO'S ORIGINAL 100 FOOT RIGHT OF WAY, MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHEASTERLY PARALLEL WITH AND 50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY RIGHT OF WAY LINE, 1343.20 FEET TO THE WEST LINE OF EAST AVENUE; THENCE SOUTH ALONG THE SAID WEST LINE OF EAST AVENUE, 73.11 FEET TO A POINT, SAID POINT BEING ON A LINE THAT LIES PARALLEL WITH AND 25 FEET NORTHERLY FROM THE CENTER LINE OF ILLINOIS CENTRAL GULF RAILROAD CO'S NORTHERLY MAIN TRACK, THENCE NORTHWESTERLY ALONG AFORESAID PARALLEL LINE, 1361.19 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Commonly known street address: Immediately north of and adjoining the Illinois Central Gulf Railroad Company right-of-way between Oak Park Avenue and East Avenue in Berwyn, Illinois

Permanent Tax Index Number: 16-30-412-006-0000

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## EXHIBIT B

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1. Real estate taxes for the year 1999 and subsequent years;
2. Special assessments and installments thereof, if any, which are due and payable after the date hereof;
3. Covenants, conditions and restrictions of record, none of which contains any reverter or right of re-entry provision;
4. Recorded easements in favor of public or quasi-public utility companies or entities;
5. State, county and municipal zoning and building laws and ordinances; and
6. Terms, conditions and provisions set forth in that certain Deed dated May 29, 1981 and recorded July 17, 1981 as Document 25940346.

UNOFFICIAL COPY  
PLAT ACT AFFIDAVIT

78 31 723

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

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Arnold E. Karolewski of 225 West Washington Street, Suite 1300, Chicago, Illinois, being duly sworn on oath, states that the attached deed is not in violation of Section 1 of Chapter 109 of the Illinois Revised Statutes (Plat Act) for one of the following reasons:

- (A) Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed,
- OR-
- B. The conveyance falls in one of the following exemptions enumerated in said Paragraph 1.
  1. The division or subdivisions of land into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access;
  2. The division of lots or blocks of less than 1 acre of any recorded subdivisions which does not involve any new streets or easements of access;
  3. The sale or exchange of parcels of land between owners of adjoining and contiguous land;
  4. The conveyance of parcels of land or interest therein for use as a right of way for railroads or other public utility facilities and other pipe lines which does not involve any new streets or easements of access;
  5. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access;
  6. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use;
  7. Conveyances made to correct descriptions in prior conveyances;
  8. The sale or exchange of parcels or tracts of land following the division into no more than 2 parts of a particular parcel or tract of land existing on July 17, 1959 and not involving any new streets or easements of access;
  9. The sale of a single lot of less than 5 acres from a larger tract when a survey is made by a registered surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.
  10. The instrument aforesaid is a conveyance of an existing parcel or tract of land.

CIRCLE NUMBER AND/OR LETTER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that he makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

JANUARY 31, 2001

Arnold E. Karolewski, as agent for The MacNeal Memorial Hospital Association, an Illinois not-for-profit corporation

SUBSCRIBED AND SWORN to before me this 31st day of January, 2000.

NOTARY PUBLIC

