

UNOFFICIAL COPY 0086862

9585/0037 45 001 Page 1 of 4
2000-02-03 08:24:06
Cook County Recorder 27.00

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 MacNeal Management Services, Inc., an Illinois 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.

Exempt under Real Estate Transfer Tax Act Sec. 4

Par. B & Cook County Ord. 95104 Par.

Date 2/2/00 Sign. Paul Hays

7831709 Hays

BOX 333-CTI

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01833
TOWN OF
BERWYN, IL
JAN 21 '00
P.B. 10827 BAH
REAL ESTATE
TRANSFER TAX
900.00

01838
TOWN OF
BERWYN, IL
JAN 21 '00
P.B. 10827 BAH
REAL ESTATE
TRANSFER TAX
900.00

01838
TOWN OF
BERWYN, IL
JAN 21 '00
P.B. 10827 BAH
REAL ESTATE
TRANSFER TAX
550.00

147846
Cook County
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP FEB -2'00
P.B. 11424
117.50

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

THE MACNEAL MEMORIAL HOSPITAL
ASSOCIATION, an Illinois corporation

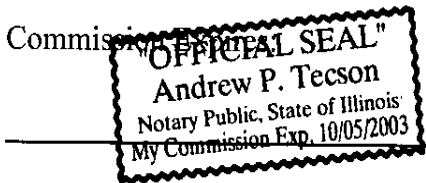
By: Thomas L. Moore
Its: _____ President

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 Brian Lemon, 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 21 day of January 2000.


Notary Public



THIS DOCUMENT WAS PREPARED BY:

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

AFTER RECORDING MAIL TO:

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

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EXHIBIT A

Legal Description

LOTS 28 AND 29 IN BLOCK 3 IN BERWYN, A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO THAT PART OF VACATED ALLEY LYING NORTH OF AND ADJOINING LOTS 28 AND 29 IN BLOCK 3 IN BERWYN AFORESAID, WHICH FALLS SOUTH OF THE SOUTH LINE OF 32ND STREET EXTENDED AND EASTERLY OF THE WEST LINE OF LOT 29 AFORESAID, EXTENDED NORTH, IN COOK COUNTY, ILLINOIS.

Commonly known street address: 6805 West Stanley Avenue, Berwyn, Illinois

Permanent Tax Index Number: 16-31-115-008-0000

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EXHIBIT B

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; and
5. State, county and municipal zoning and building laws and ordinances.