



00086865

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. Jed Hayes

Doc#: 210547 Ver#:1

**BOX 333-CTI**

7831709 Hayes A1  
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Property of Cook County Clerk's Office

01830	CITY OF BERWYN, IL	REAL ESTATE TRANSFER TAX	900.00
	JAN 21 '00		
	P.B. 10927	BAH	
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	JAN 21 '00		
	P.B. 10927	BAH	
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	JAN 21 '00		
	P.B. 10927	BAH	

147852	Cook County	REAL ESTATE TRANSACTION TAX	130.00
	REVENUE		
	STAMP	FEB -2'00	
	P.B. 11424		



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EXHIBIT A

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Legal Description

LOTS 25 AND 26 IN BLOCK 12 IN BERWYN, A SUBDIVISION IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known street address: 6715 West 34<sup>th</sup> Street, Berwyn, Illinois

Permanent Tax Index Numbers: 16-31-222-033-0000  
16-31-222-034-0000

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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.

Property of Cook County Clerk's Office