

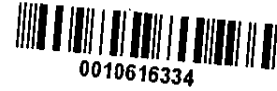
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6/27/2001 45 001 Page 1 of 7
2001-07-12 13:17:04
Cook County Recorder 33.00

SPECIAL WARRANTY DEED

(Illinois)



THIS INDENTURE, made effective 12:01 a.m. July 1, 2001, between Catholic Health Partners Services d/b/a St. Joseph Hospital,

7897451000

(The Above Space for Recorder's Use Only)

a not-for-profit corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and Resurrection Services, an Illinois not-for-profit corporation, 7435 West Talcott Avenue, Chicago, Illinois, party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of Ten and no/100 (\$10.00) Dollars and other good and valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the Board of Directors of said corporation, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

Permanent Real Estate Index Number(s): See attached Exhibit A

Address(es) of Real Estate: See attached Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anyways appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, 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 party of the second part, its successors and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND; subject to:

SEE EXHIBIT B ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF

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IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its _____ President, and attested by its _____ Secretary, the day and year first above written.

Catholic Health Partners Services
d/b/a St. Joseph Hospital

By: Arnold Kenne _____
President

Attest: _____
Secretary

Exempt under provisions of Paragraph B, Section 4,
Estate Transfer Tax Act
Date: 6/27/01 By: Arnold Kenne

Exempt under provisions of Paragraph B, Section 200.1-2B6
Chicago Transaction Tax Ordinance
Date: 6/27/01 By: Arnold Kenne

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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 Arnald Kerimel personally known to me to be the _____ President of Catholic Health Partners Services, f/k/a Columbus-Cabrini Medical Center, an Illinois not-for-profit corporation, and _____, personally known to me to be the _____ Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such _____ President and _____ Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their 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 27th day of June, 2001.

Janice A. Byrd
Notary Public

Commission Expires: 12-06-2004



This Instrument Was Prepared By:

Elizabeth A. Williams
Gardner, Carton & Douglas
321 North Clark Street
Suite 3400
Chicago, Illinois 60610

MAIL TO: Thomas Harty
McDermott Well
{ 227 W. Monroe Suite 3100 }
{ Chgo Ill 60606 }

SEND SUBSEQUENT TAX BILLS TO:

Resurrection Services
7435 West Talcott
Chicago, IL 60631

OR RECORDER'S OFFICE BOX NO. 307

10016334

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SITE 8

711 W. NORTH AVENUE

LEGAL DESCRIPTION

A TRACT OF LAND SITUATED IN THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED ON THE WEST AND SOUTH BY THE EASTERLY AND NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO TRANSIT AUTHORITY, AND SOUTH RIGHT OF WAY LINE EXTENDED; ON THE NORTH BY THE SOUTH LINE OF WEST NORTH AVENUE AND ON THE EAST BY THE WEST LINE OF THE EAST 15 FEET NORTH FRONTIER STREET, SAID TRACT INCLUDES LOTS 1, 2 AND PART OF 3 IN OGDEN AND TOWNE'S SUBDIVISION OF LOT 158 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SAID SECTION 4; LOTS 1, 2, 3, 5, 6, 7, 8, 19 AND 20 IN JOSEPH TOWNE'S RESUBDIVISION OF LOT 159 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFORESAID, AND LOTS 1 THROUGH 15 (EXCEPT THE SOUTH 16.68 FEET OF SAID LOT 15) AND LOTS 23 THROUGH 28 IN HULL'S SUBDIVISION OF SOUTH 160 AND 161 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFORESAID: SAID TRACT OF LAND INCLUDES ALL STREETS AND ALLEYS WITHIN ITS BOUNDARIES AND IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT 3 IN OGDEN AND TOWNE'S SUBDIVISION OF LOT 158 AFORESAID, BEING ALSO THE SOUTH LINE OF WEST NORTH AVENUE THENCE EAST ALONG THE SOUTH LINE OF WEST NORTH AVENUE, AND SAID SOUTH LINE EXTENDED, A DISTANCE OF 543.79 FEET TO A POINT 15 FEET WEST OF THE EAST LINE OF NORTH FRONTIER STREET; THENCE SOUTH ALONG THE WEST LINE OF THE EAST 15 FEET OF NORTH FRONTIER STREET, A DISTANCE OF 166.00 FEET TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 28 IN HULL'S SUBDIVISION OF LOTS 160 AND 161, EXTENDED EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 28 AND SAID SOUTH LINE EXTENDED, TO THE CENTER LINE OF THE 12 FOOT ALLEY WEST OF AND ADJOINING SAID LOT 28; THENCE NORTH ALONG THE CENTER LINE OF SAID 12 FOOT ALLEY TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 23 IN SAID HULL'S SUBDIVISION OF LOTS 160 AND 161, EXTENDED EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 23 AND SOUTH LINE EXTENDED TO THE CENTER LINE OF NORTH ORCHARD STREET, 66 FEET WIDE; THENCE SOUTH ALONG THE CENTER LINE OF SAID 66 FOOT STREET TO ITS INTERSECTION WITH THE NORTH LINE OF THE SOUTH 16.68 FEET OF LOT 15 IN SAID HULL'S SUBDIVISION OF LOTS 160 AND 161 EXTENDED EAST; THENCE WEST ALONG THE NORTH LINE OF SAID SOUTH 16.68 FEET OF LOT 15; THENCE NORTH ALONG SAID WEST LINE OF LOT 15 TO THE SOUTHEAST CORNER OF LOT 19 IN JOSEPH TOWNE'S RESUBDIVISION OF LOT 159; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 19 AND SAID SOUTH LINE EXTENDED TO THE CENTER LINE OF NORTH BURLING STREET; THENCE NORTH ALONG THE CENTER LINE OF NORTH BURLING STREET TO ITS INTERSECTION WITH THE SOUTH LINE OF LOT 8 IN JOSEPH TOWNE'S RESUBDIVISION OF LOT 159 EXTENDED EAST; THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 8 AND SAID SOUTH LINE EXTENDED TO

SITE 8-1

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~~ALONG THE SOUTH LINE OF SAID LOT 8 AND SAID SOUTH LINE EXTENDED TO THE WEST LINE OF SAID LOT 8; THENCE NORTH ALONG SAID WEST LINE, 6 FEET TO THE SOUTH LINE OF AN 18 FOOT ALLEY; THENCE WEST ALONG SAID ALLEY LINE, 26 FEET; THENCE NORTHWESTERLY TO THE SOUTHEAST CORNER OF LOT 3 IN ODGEN AND TOWNE'S SUBDIVISION LOT 158; THENCE NORTHWESTERLY TO A POINT ON THE WEST LINE OF SAID LOT 3, 43 FEET NORTH OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH ALONG THE WEST LINE OF LOT 3 TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS~~

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

LOTS 1, 2, 3, 4, 26, 27 AND 28 IN HULL'S SUBDIVISION OF LOTS 160 AND 161 IN BUTTERFIELD'S ADDITION TO CHICAGO IN THE NORTHWEST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS ALL OF VACATED NORTH FRONTIER STREET (EXCEPT THE EAST 15 FEET THEREOF) LYING SOUTH OF THE SOUTH LINE OF WEST NORTH AVENUE EXTENDED EAST AND NORTH OF THE SOUTH LINE OF LOT 28 IN HULL'S SUBDIVISION, AFORESAID, EXTENDED EAST THE NORTH 1/2 OF THE VACATED EAST - WEST 10 FEET ALLEY LYING SOUTH OF AND ADJOINING LOTS 1 THROUGH 4 AND LYING EAST OF THE WEST LINE OF LOT 4 EXTENDED SOUTH AND WEST OF THE EAST LINE OF LOT 1 EXTENDED SOUTH ALSO: THE SOUTH 1/2 OF THE VACATED EAST - WEST 10 FEET ALLEY LYING NORTH OF AND ADJOINING LOT 26 TOGETHER WITH THE EAST 1/2 OF THE VACATED NORTH - SOUTH 12 FEET ALLEY LYING WEST OF AND ADJOINING LOTS 26, 27 AND 28, LYING WEST OF THE EAST LINE OF LOT 26 EXTENDED NORTH, NORTH OF THE SOUTH LINE OF LOT 28 EXTENDED WEST AND LYING SOUTH AND EAST OF THE INTERSECTION OF THE CENTER LINES OF SAID VACATED ALLEYS EXTENDED WEST AND NORTH, ALL IN HULL'S SUBDIVISION OF LOTS 160 AND 161 IN BUTTERFIELD'S ADDITION TO CHICAGO, AFORESAID

PERMANENT INDEX NUMBERS:

17-04-100-008-0000
17-04-100-009-0000
17-04-100-010-0000
17-04-100-011-0000
17-04-100-012-0000
17-04-100-029-0000
17-04-101-001-0000
17-04-101-002-0000
17-04-101-003-0000
17-04-101-004-0000
17-04-101-005-0000

17-04-101-006-0000
17-04-101-007-0000
17-04-101-033-0000
17-04-101-034-0000
17-04-101-035-0000
17-04-103-002-0000
17-04-103-007-0000
17-04-103-008-0000
17-04-103-009-0000
17-04-103-047-0000

SITE 8-2

711 WEST NORTH AVE
CHGO IL
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SITE 8
711 W. NORTH AVENUE

PERMITTED EXCEPTIONS

1. GENERAL REAL ESTATE TAXES NOT YET DUE AND PAYABLE.
2. TERMS, PROVISIONS, CONDITIONS AND LIMITATIONS CONTAINED IN THE ORDINANCE OF THE CITY COUNCIL OF CITY OF CHICAGO APPROVING THE REDEVELOPMENT PLAN AND FEASIBILITY OF RELOCATION FOR SLUM AND BLIGHTED AREA RECORDED APRIL 9, 1969 AS DOCUMENT 20806066.
3. RESERVATION CONTAINED IN THE ORDINANCE OF VACATION OF THE CITY COUNCIL OF THE CITY OF CHICAGO PASSED OCTOBER 20, 1978, A COPY OF WHICH WAS RECORDED OCTOBER 31, 1978 AS DOCUMENT 24694813 FOR THE BENEFIT OF THE COMMONWEALTH EDISON COMPANY AND THE ILLINOIS BELL TELEPHONE COMPANY, THEIR SUCCESSORS AND ASSIGNS, OF AN EASEMENT TO OPERATE MAINTAIN, CONSTRUCT, REPLACE AND RENEW OVERHEAD POLES, WIRES AND ASSOCIATED EQUIPMENT AND UNDERGROUND CONDUIT, CABLES AND ASSOCIATED EQUIPMENT FOR THE TRANSMISSION AND DISTRIBUTION OF ELECTRIC ENERGY AND TELEPHONIC AND ASSOCIATED SERVICES UNDER, OVER AND ALONG THE STREET AND ALLEYS FALLING WITHIN THE LAND.

NOTE: A PARTIAL RELEASE FROM COMMONWEALTH EDISON RECORDED JULY 16, 1990 AS DOCUMENT 90339534. A RELEASE FROM ILLINOIS BELL RECORDED JULY 16, 1990 AS DOCUMENT 90339533.

4. COVENANTS, CONDITIONS AND RESTRICTIONS AND AGREEMENTS CONTAINED IN QUIT CLAIM DEED FROM CITY OF CHICAGO, A MUNICIPAL CORPORATION OF ILLINOIS, TO ST. JOSEPH'S HOSPITAL DATED NOVEMBER 6, 1978 AND RECORDED NOVEMBER 14, 1978 AS DOCUMENT 24718138 RELATING TO:

(A) USE OF THE LAND; (B) NECESSITY OF APPROVAL, BY THE CITY OF CHICAGO OF ANY CHANGES (IN THE IMPROVEMENTS ON THE LAND) WHICH ARE NOT IN CONFORMITY WITH THE REDEVELOPMENT PLAN NOTED AT EXCEPTION NUMBER H, (AS AMENDED OR EXTENDED) OR WHICH CONSTITUTE A MAJOR CHANGE IN SAID IMPROVEMENTS OR IN THE UTILIZATION OF THE PROPERTY; (C) PROHIBITION OF THE EXECUTION OF ANY AGREEMENT, LEASE, CONVEYANCE OR OTHER INSTRUMENT WHEREBY ANY PART OF THE LAND IS RESTRICTED UPON THE BASIS OF RACE, CREED OF COLOR, IN THE SALE, LEASE OR OCCUPANCY THEREOF; (D) NON-MERGER IN THIS QUIT CLAIM DEED DOCUMENT 24718138 OF ANY OF THE COVENANTS, TERMS OF CONDITION OF THE AFORESAID REDEVELOPMENT AGREEMENT.

SITE 8-1

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5. RESTRICTION CONTAINED IN WARRANTY DEED DATED MARCH 19, 1990 AND RECORDED MARCH 20, 1990 AS DOCUMENT 90122306, MADE BY ST. JOSEPH HOSPITAL, AN ILLINOIS NO-FOR-PROFIT CORPORATION, TO FATHER AND SON PIZZERIA, INC., A CORPORATION OF ILLINOIS, RELATING TO: THAT, UNLESS THE CONSENT OF THE GRANTOR SHALL FIRST BE OBTAINED IN WRITING, DULY EXECUTED AND ACKNOWLEDGED, AND RECORDED IN THE COOK COUNTY RECORDER OF DEEDS OFFICE, THERE SHALL NEVER BE ESTABLISHED A MEDICAL CARE OFFICE BUILDING UPON SAID CONVEYED PREMISES, UNLESS SAID MEDICAL CARE OFFICE BUILDING SHALL EXCLUSIVELY SERVICE THE STAFF AT ST. JOSEPH HOSPITAL AND/OR SETON FAMILY HEALTH CENTER.
6. LEASE BETWEEN DR. ROBERT J. DIDOMENICO AND KATHLEEN OCCHIPINTI, PH.D., AS LESSEE, AND CATHOLIC HEALTH PARTNERS SERVICES, AS LESSOR, DATED 10/1/00.
7. LEASE BETWEEN THE CENTER FOR ATHLETIC MEDICINE, AS LESSEE, AND SAINT JOSEPH HOSPITAL AND HEALTH CARE CENTER, AS LESSOR, DATED 1/1/91.
8. LEASE BETWEEN CHRONMED HOLDINGS, INC. D/B/A STATSCRIPT PHARMACY, AS LESSEE, AND CATHOLIC HEALTH PARTNERS SERVICES, AS LESSOR, DATED 12/4/98.
9. LEASE BETWEEN THOMAS R. KLEIN, M.D. AND ROSS SLOTTEN, M.D., AS LESSEE, AND CATHOLIC HEALTH PARTNERS SERVICES, AS LESSOR, DATED 5/1/98.
10. LEASE BETWEEN CARLOS F. SMITH, D.P.M., P.C., AS LESSEE, AND CATHOLIC HEALTH PARTNERS SERVICES, AS LESSOR, DATED 1/1/01.
11. LEASE BETWEEN WILLIAM DALESSANDRO, M.D., AS LESSEE, AND SAINT JOSEPH HOSPITAL AND HEALTH CARE CENTER, AS LESSOR, DATED 9/20/90.
12. LEASE BETWEEN FRIDA P. ABRAHAMIAN, M.D., AS LESSEE, AND CATHOLIC HEALTH PARTNERS SERVICES, AS LESSOR, DATED 4/26/00.
13. LEASE BETWEEN SETON DENTAL CARE, AS LESSEE, AND CATHOLIC HEALTH PARTNERS SERVICES, AS LESSOR, DATED 7/1/99.
14. LEASE BETWEEN SUPER VALET PARKING, INC., AS LESSEE, AND CATHOLIC HEALTH PARTNERS, AS LESSOR, DATED 3/1/01.

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