

SPECIAL WARRANTY DEED

(Illinois)



0020207676

(The Above Space for Recorder's Use Only)

THIS INDENTURE, made this 19th day of February, 2002 made by and between **Catholic Health Partners Services f/k/a Columbus-Cabrini Medical Center**, 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 **The Children's Memorial Hospital**, an Illinois not-for-profit corporation, 2300 Children's Plaza, 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 Numbers: See attached Exhibit A

Address of Real Estate: 467 West Deming Place, Chicago, Illinois

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 the day and year first above written.

**Catholic Health Partners Services
f/k/a Columbus-Cabrini Medical Center**

By: Matthias D. Maguire
Matthias D. Maguire
Its: President

Exempt under provisions of Paragraph B, Section 4, Real Estate Transfer Tax Act.

Date: February 19, 2002 By: Matthias D. Maguire

Exempt under provisions of Paragraph B, Section 200.1-2B6 Chicago Transaction Tax Ordinance.

Date: February 19, 2002 By: Stephanie B. Skellernak, agent

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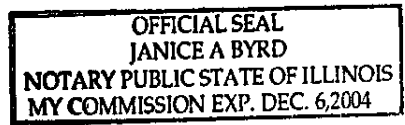
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STATE OF ILLINOIS)
) SS.
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **Matthias D. Maguire** is 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 same person whose name is subscribed to the foregoing instrument, appeared before me this day in person acknowledged that as such President, he signed and delivered the said instrument, pursuant to authority, given by the Board of Directors of said corporation 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 19th day of February, 2002.

Janice O. Byrd
Notary Public
Commission Expires: December 6, 2004



This Instrument Was Prepared By:

Katherine N. O'Connell, Esq.
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321 North Clark Street
Suite 3400
Chicago, Illinois 60610-4795

MAIL
TO: Stephanie Shellenbark, Esq.
Quarter + Brady
{ 500 W. Madison #3700 }
{ Chicago, IL 60611 }

OR RECORDER'S OFFICE BOX NO. 326

SEND SUBSEQUENT TAX BILLS TO:

The Children's Memorial Hospital
2300 Children's Plaza
Chicago, IL 60614
Real Estate & Facilities Services Dept.
Attn: Mr. Robert McKenna

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EXHIBIT A

LEGAL DESCRIPTION

LOTS 1 TO 5, BOTH INCLUSIVE, IN THE SUBDIVISION OF THE NORTHEASTERLY 100.00 FEET OF LOTS 4 AND 5 IN SUBDIVISION OF OUTLOT "B" (EXCEPT THE SOUTH 320.00 FEET THEREOF) IN WRIGHTWOOD, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PINS: 14-28-319-003; 14-28-319-004; 14-28-319-005; 14-28-319-006; 14-28-319-007

ADDRESS: 467 West Deming Place, Chicago, Illinois

Property of Cook County Clerk's Office

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real estate taxes for 2001 and subsequent years not yet due and payable.
2. Existing unrecorded leases and all rights thereunder of the lessees, as lessee only.
3. Easement in favor of the Commonwealth Edison Company, and its successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto contained in the grant recorded January 16, 1973 as Document 22188270, affecting the land as shown on Exhibit "A" thereto.
4. Encroachment by the building on the southwest over and onto the land by about .17 of a foot over the west line of the land.

Property of Cook County Clerk's Office

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