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RECORDING REQUESTED BY:

**National Covenant Properties
5101 N. Francisco Avenue
Chicago, IL 60625**

4178/0074 50 001 Page 1 of 6
2002-06-03 16:59:19
Cook County Recorder 31.50

WHEN RECORDED MAIL TO:

**David G. Erickson
1625 Shermer Road
Northbrook, IL 60062**



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FOR RECORDER'S USE ONLY

This Right of First Purchase prepared by:

**David G. Erickson
1625 Shermer Road
Northbrook, IL 60062**

RIGHT OF FIRST PURCHASE

This Right of First Purchase is entered into as of April 1, 2002 by and between **LIFE CENTER ON THE GREEN, INC.**, an Illinois not for profit corporation of 5157 North Francisco Avenue, Chicago, Illinois 60625, (as to Parcel One described at Exhibit "A"), **SWEDISH COVENANT HOSPITAL**, an Illinois not for profit corporation of 5145 North California Avenue, Chicago, Illinois 60625, (as to Parcel Two described at Exhibit "A"), **COVENANT RETIREMENT COMMUNITIES, INC.**, an Illinois not for profit corporation of 5115 North Francisco Avenue, Chicago, Illinois 60625, (as to Parcel Three described at Exhibit "A"), (Swedish Covenant Hospital, Life Center on the Green, Inc. and Covenant Retirement Communities, Inc. are collectively referred to herein as "Grantor"), and **COVENANT MINISTRIES OF BENEVOLENCE** an Illinois not for profit corporation of 5145 North California Avenue, Chicago, Illinois 60625 ("Grantee").

In consideration of Ten Dollars and other good and valuable consideration, Grantor and its successors and assigns, hereby grants to Grantee and its successors and assigns a Right of First Purchase of Parcel One, Parcel Two and Parcel Three described herein at Exhibit "A" (the "Property"), and on the terms and conditions as set forth herein.

In the event **NATIONAL COVENANT PROPERTIES** (the "Lender") declares that LIFE CENTER ON THE GREEN, INC. is in default of that certain Note and Mortgage, pursuant to the terms thereof, encumbering part of the Property dated April 1, 2002 (the "Note and Mortgage") and after giving LIFE CENTER ON THE GREEN 30 days to cure such default, Grantee shall have a right to purchase the Property from Grantor by paying the Lender the balance of principal, interest and all costs of collection including reasonable attorneys' fees due under the Note and Mortgage (the Purchase Price).

Grantee shall have 20 calendar days upon receipt of written notice of default from the Lender to elect to purchase the property by providing written notice to the Grantor, and the Lender of its election to purchase the property according to this Agreement (the Notice). Grantee shall have 60

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additional days to close the purchase and remit the Purchase Price to the Lender subsequent to its provision of the Notice. If Grantee does not provide the Notice to the Lender or close the purchase of the Property according to the terms hereof, this Right of First Purchase shall terminate and Grantee shall sign a release in recordable form at the request of Lender.

This Right of First Purchase shall terminate upon full payment of all principal and interest and payment of all costs by LIFE CENTER ON THE GREEN to Lender and release of the Note and Mortgage by Lender.

IN WITNESS WHEREOF, the parties have executed this Right of First Purchase as of the day and year first set forth above.

GRANTOR:

LIFE CENTER ON THE GREEN, INC.

By: 

Donald Timm

Its: President

Attest: Juan M. Katter

Its: Asst. Secretary

COVENANT RETIREMENT COMMUNITIES, INC.

By: 

David A. Dwight

Its: President

Attest: Alicia A. Jenkins

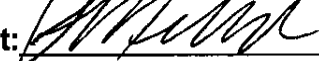
Its: Asst. Secretary

SWEDISH COVENANT HOSPITAL

By: 

Mark Newton

Its: President

Attest: 

Its: Asst. Secy

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NATIONAL COVENANT PROPERTIES, as lender, signs this Agreement for purposes of providing its consent to the term as stated herein.

NATIONAL COVENANT PROPERTIES

By: 

Its: President

Attest: Jill A. Hall

Its: Asst. Secretary

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CORPORATE ACKNOWLEDGMENT

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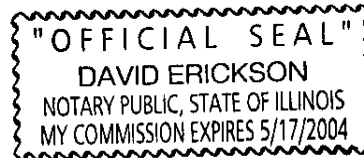
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

On this 1 day of April, 2002, before me, the undersigned Notary Public, personally appeared DONALD TIMM, PRESIDENT and FERN KATTER, Asst. Secretary of LIFE CENTER ON THE GREEN, and known to me to be the authorized agents of the corporation that executed this Right of First Purchase and acknowledged this Right of First Purchase to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Right of First Purchase and in fact executed the Right of First Purchase on behalf of the corporation.

By *David Erickson*

Residing at 1625 Shermer Rd
Northbrook, IL 60062

Notary Public in and for the State of Illinois
My commission expires 5/17/04



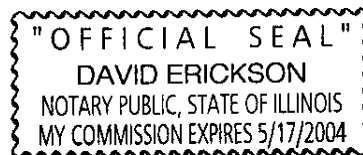
STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

On this 1 day of April, 2002, before me, the undersigned Notary Public, personally appeared MARK NEWTON and Philip Meichner, President and Asst. Secretary of SWEDISH COVENANT HOSPITAL and known to me to be the authorized agents of the corporation that executed this Right of First Purchase and acknowledged this Right of First Purchase to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Right of First Purchase and in fact executed the Right of First Purchase on behalf of the corporation.

By *David Erickson*

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STATE OF ILLINOIS)
) ss
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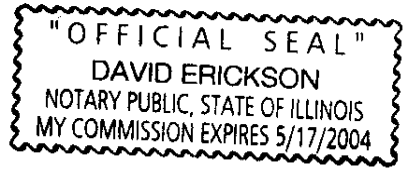
On this 1 day of April, 2002, before me, the undersigned Notary Public, personally appeared David A. Dwight, PRESIDENT and Kathleen A. Jenkins, Asst Secretary of COVENANT RETIREMENT COMMUNITIES, INC. and known to me to be the authorized agents of the corporation that executed this Right of First Purchase and acknowledged this Right of First Purchase to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Right of First Purchase and in fact executed the Right of First Purchase on behalf of the corporation.

By *David Erickson*

Residing at 1625 Sherman Rd
Northbrook, IL 60062

Notary Public in and for the State of Illinois

My commission expires _____



STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

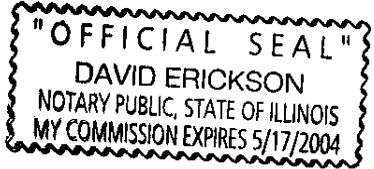
On this 1 day of April, 2002, before me, the undersigned Notary Public, personally appeared DAVID JOHNSON and Jill A. Hall, President and Asst Secretary of NATIONAL COVENANT PROPERTIES and known to me to be the authorized agents of the corporation that executed this Right of First Purchase and acknowledged this Right of First Purchase to be the free and voluntary act and deed of the corporation, by authority of its Bylaws or by resolution of its board of directors, for the uses and purposes therein mentioned, and on oath stated that he or she is authorized to execute this Right of First Purchase and in fact executed the Right of First Purchase on behalf of the corporation.

By *David Erickson*

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Notary Public in and for the State of Illinois

My commission expires 5/17/04



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EXHIBIT "A" LEGAL DESCRIPTION OF THE PROPERTY

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PARCEL ONE:

(A) THE SOUTH 63 FEET OF THE WEST 137 FEET; (B) THE NORTH 108 FEET OF THE SOUTH 171 FEET OF THE WEST 167 FEET; (C) THE NORTH 19.52 FEET OF THE SOUTH 171 FEET OF THE EAST 59.89 FEET OF THE WEST 284.89 FEET; AND, (D) THE WEST 298.12 FEET (EXCEPT THE SOUTH 171 FEET THEREOF);

ALL BEING OF THAT PART OF BLOCK 1 LYING NORTH OF THE NORTH LINE OF VACATED WINONA STREET, AFORESAID, IN JACKSON'S SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 11 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF BLOCK 1 LYING NORTH OF THE NORTH LINE OF VACATED WINONA STREET, IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 151.48 FEET NORTH OF VACATED WINONA STREET AND 284.90 FEET EAST OF WEST LINE OF BLOCK 1; THENCE NORTH, ALONG THE EAST LINE OF THE WEST 284.90 FEET OF BLOCK 1, A DISTANCE OF 19.52 FEET TO THE NORTH LINE OF THE SOUTH 171.00 FEET NORTH OF VACATED WINONA STREET; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 171.00 FEET NORTH OF VACATED WINONA STREET, A DISTANCE OF 13.23 FEET TO THE EAST LINE OF THE WEST 298.12 FEET OF BLOCK 1; THENCE NORTH, ALONG THE EAST LINE OF THE WEST 298.12 FEET OF BLOCK 1, A DISTANCE OF 161.48 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF WEST FOSTER AVENUE; THENCE EAST, ALONG THE SOUTH RIGHT-OF-WAY LINE OF WEST FOSTER AVENUE, A DISTANCE OF 27.98 FEET TO THE EAST LINE OF THE WEST 326.12 FEET OF BLOCK 1; THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 326.12 FEET OF BLOCK 1, A DISTANCE OF 85.02 FEET TO THE NORTH LINE OF THE SOUTH 247.48 FEET NORTH OF VACATED WINONA STREET; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 247.48 FEET NORTH OF VACATED WINONA STREET, A DISTANCE OF 40.88 FEET TO THE EAST LINE OF THE WEST 367.00 FEET OF BLOCK 1; THENCE SOUTH, ALONG THE EAST LINE OF THE WEST 367.00 FEET OF BLOCK 1, A DISTANCE OF 96.00 FEET TO THE NORTH LINE OF THE SOUTH 151.48 FEET NORTH OF VACATED WINONA STREET; THENCE WEST, ALONG THE NORTH LINE OF THE SOUTH 151.48 FEET OF THE SOUTH 171.00 FEET NORTH OF VACATED WINONA STREET, A DISTANCE OF 82.10 FEET TO THE POINT OF BEGINNING.

PARCEL THREE:

THAT PART OF BLOCK 1 LYING NORTH OF THE NORTH LINE OF VACATED WINONA STREET, IN JACKSON'S SUBDIVISION OF THE SOUTHEAST QUARTER OF SECTION 11 AND THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

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BEGINNING AT A POINT 151.48 FEET NORTH OF VACATED WINONA STREET AND 225.00 FEET EAST OF THE WEST LINE OF BLOCK 1; THENCE WEST, ALONG THE NORTH LINE OF THE SOUTH 151.48 FEET OF THE SOUTH 171.00 FEET NORTH OF VACATED WINONA STREET, A DISTANCE OF 18.00 FEET; THENCE SOUTHWESTERLY, ALONG A LINE STARTING AT A POINT ON THE EAST LINE OF THE WEST 207.00 FEET OF BLOCK 1 AND 151.48 FEET NORTH OF VACATED WINONA STREET TO A POINT ON THE WEST LINE OF THE EAST 117.40 FEET OF THE WEST 284.90 ALSO BEING THE WEST 167.00 FEET OF BLOCK 1 AND 111.00 FEET NORTH OF VACATED WINONA STREET, A DISTANCE OF 56.52 FEET; THENCE NORTH, ALONG THE WEST LINE OF THE EAST 117.40 FEET OF THE WEST 284.90 ALSO BEING THE WEST 167.00 FEET OF BLOCK 1, A DISTANCE OF 60.00 FEET TO THE NORTH LINE OF THE SOUTH 171.00 FEET NORTH OF VACATED WINONA STREET; THENCE EAST, ALONG THE NORTH LINE OF THE SOUTH 171.00 FEET NORTH OF VACATED WINONA STREET, A DISTANCE OF 58.00 FEET; THENCE SOUTH, ALONG THE WEST LINE OF THE EAST 58.00 FEET OF THE WEST 225.00 FEET OF BLOCK 1, A DISTANCE OF 19.52 FEET TO THE POINT OF BEGINNING.

PIN'S 13-12-306-011
 Part of 13-12-306-012
 Part of 13-12-306-010

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Address of Property: 5157 North Francisco Avenue, Chicago, Illinois 60625

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