



0030009854

QUIT CLAIM DEED

This indenture made this 31st day of December, 2002, between **HCRI ILLINOIS PROPERTIES, LLC**, a Delaware limited liability company, whose address is: One Sea Gate, P.O. Box 1475, Suite 1500, Toledo, Ohio 43603, party of the first part, and **CHICAGO TITLE LAND TRUST COMPANY**, a corporation of Illinois, as Trustee, under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the first day of May, 2002, and known as Trust Number 1110819, whose address is 161 North Clark Street, Chicago, Illinois, party of the second part.

RECITALS

A. On December 23, 2002, party of the second part conveyed title to party of the first part to that certain real property commonly known as Condominium Units A, B and C, 4501 North Damen Avenue, Chicago, Illinois, pursuant to the Trustee's Deed dated December 16, 2002 and recorded as Document Number 0021432129 in Cook County, Illinois (the "Original Deed").

B. The conveyance of Condominium Units B and C, 4501 North Damen Avenue, Chicago, Illinois, to party of the first part, pursuant to the Original Deed, was inadvertent and not intended by party of the second part or party of the first part.

C. The purpose of this Quit Claim Deed is to convey Condominium Units A, B and C, 4501 North Damen Avenue, Chicago, Illinois from party of the first part to party of the second part in order to allow party of the second part to: (i) retain title to Condominium Units B and C, 4501 North Damen Avenue, Chicago, Illinois, as intended by the parties; (ii) properly convey Condominium Unit A, 4501 North Damen Avenue, Chicago, Illinois to party of the first part, pursuant to a corrected Trustee's Deed, as intended by the parties; and (iii) make corrections intended by the parties to certain scrivener's errors contained in the Original Deed.

Lawyers Title Insurance Corporation

Sauges
+ granbois

WITNESSETH, That said party of the first part, in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, the following described real estate ("real estate"), situated in the City of Chicago, Cook County, Illinois, to wit:

The legal description of the real estate is set forth on **Exhibit A** attached hereto and incorporated herein and made a part of this Quit Claim Deed.

Common address: Condominium Units A, B and C, 4501 North Damen Avenue, Chicago, Illinois

Permanent Index Number: 14-18-212-007-0000, 14-18-212-008-0000, 14-18-212-009-0000, 14-18-212-010-0000, 14-18-212-011-0000, 14-18-212-012-0000 and 14-18-212-013-0000

together with the tenements and appurtenances thereunto belonging.

TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof forever of said party of the second part.

This deed is made subject to the Grant and Reservation of Easements Pertaining To the Project Commonly Known As Ravenswood Town Center, dated **December 20, 2002**, and executed by Chicago Title Land Trust Company, as Trustee Under a Trust Agreement Dated May 1, 2002 and Known As Trust Numbered 1110819, recorded in the Office of the Cook County Recorder of Deeds, as document numbered 0021432118 ("Declaration of Easements"), which is incorporated herein by reference thereto.

That said party of the first part, in consideration of the sum of TEN and No/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE considerations in hand paid, does hereby CONVEY AND QUITCLAIM unto said party of the second part, as easements appurtenant to the real estate hereby conveyed the easements created by said Declaration of Easements for the benefit of the party of the second part, and its grantees, mortgagees, successors and assigns.

HCRI ILLINOIS PROPERTIES, LLC,
a Delaware limited liability company

By: Health Care REIT, Inc., a Delaware corporation, its sole member

By: *Elin C. Mule*
Its: VICE PRESIDENT AND CORPORATE SECRETARY

UNOFFICIAL COPY

STATE OF OHIO)
) SS:
COUNTY OF Lucas)

The foregoing instrument was acknowledged before me this December 31, 2002, by ERIN C. IBELE, the VICE PRESIDENT AND CORPORATE SECRETARY of Health Care REIT, Inc., a Delaware corporation, the sole member of HCRI Illinois Properties, LLC, a Delaware limited liability company, on behalf of the Corporation.

Rita J. Rogge
Notary Public

(Seal and Expiration of Notary Authority)



RITA J. ROGGE
Notary Public, State of Ohio
Commission Expires 8/26/05

This instrument was prepared by:

Thomas J. Kelly, Esq.
Pedersen & Houpt, P.C.
161 North Clark Street; Suite 3100
Chicago, Illinois 60601

AFTER RECORDING, PLEASE MAIL TO:

Thomas J. Kelly, Esq.
Pedersen & Houpt, P.C.
161 North Clark Street; Suite 3100
Chicago, Illinois 60601



Exempt under Real Estate Transfer Tax Act Section 4

Par. D & Cook County Ord. 95104 Par. D

Date JAN. 3, 2003 Sign. Stanley E. Gass

UNOFFICIAL COPY

Property of Cook County Clerk's Office



EXHIBIT A

Legal Description of Real Estate

UNITS A, B AND C IN 4501 NORTH DAMEN GARAGE CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

THAT PART OF LOTS 13 TO 18 IN BLOCK 15 TOGETHER WITH PART OF THE NORTH/SOUTH VACATED ALLEY LYING EAST OF AND ADJOINING LOTS 17 AND 18 IN BLOCK 15 ALL IN RAVENSWOOD BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 18 AND PART OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 13 AFORESAID; THENCE NORTH 90° 00' 00" EAST ALONG THE SOUTH LINE THEREOF 128.07 FEET; THENCE NORTH 00° 07' 27" WEST 240.24 FEET; THENCE NORTH 90° 00' 00" EAST 19.72 FEET; THENCE NORTH 00° 30' 20" WEST 37.88 FEET; THENCE SOUTH 89° 57' 31" WEST 147.55 FEET TO THE WEST LINE OF LOT 18 AFORESAID; THENCE SOUTH 00° 07' 32" EAST ALONG THE WEST LINE OF LOTS 13 TO 18 AFORESAID 278.01 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

WHICH PLAT OF SURVEY IS ATTACHED AS APPENDIX "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0021432128, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS UNITS A, B AND C, 4501 NORTH DAMEN, CHICAGO, ILLINOIS

Permanent Index Numbers: 14-18-212-007-0000, 14-18-212-008-0000, 14-18-212-009-0000, 14-18-212-010-0000, 14-18-212-011-0000, 14-18-212-012-0000 and 14-18-212-013-0000

Subject to the following additional matters: (i) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium of 4501 North Damen Garage Condominium, dated **December 20, 2002**, executed by CHICAGO TITLE LAND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a deed or deeds in trust, duly recorded and delivered to said company in pursuance of a trust agreement dated the first day of May, 2002, and known as Trust Number 1110819, and recorded in the Office of the Cook County Recorder of Deeds concurrently herewith, as document numbered 0021432128; and (ii) Limitations and Conditions Imposed by the Condominium Property Act.

Also subject to the following additional described matters: (i) Real estate taxes for the year 2002 and subsequent years; (ii) Easements of record; and (iii) Terms, conditions and stipulations of covenant not to compete recorded August 21, 2002 as document numbered 0020916655.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

①

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated January 3, 2003

Signature Arnold P. Krenski

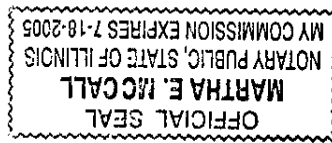
Subscribed and sworn to before me

by the said Arnold P. Krenski

this 3rd day of Jan, 2003

Martha E. McCall

Notary Public



The grantee or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated Jan 3, 2003

Signature Stanford E. Gass

Subscribed and sworn to before me

by the said Stanford E. Gass

this 3rd day of January, 2003

Martha E. McCall

Notary Public



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C Misdemeanor for the first offence and of a Class A Misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)