

# UNOFFICIAL COPY

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6489/0307 20 001 Page 1 of 5  
2003-04-11 11:49:26  
Cook County Recorder 32.00

## SPECIAL WARRANTY

DEED *8/0/195 1003*  
*CTI OF MESA*

THIS INDENTURE WITNESSETH, That the Grantor(s), Advocate Health and Hospitals Corporation an Illinois not-for-profit corporation, of 2025 Windsor Drive, Oak Brook, Illinois 60523, of the County of DuPage and State of Illinois,



For and in consideration of TEN AND 00/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid and pursuant to authority of the Board of Directors, CONVEYS and WARRANTS, for such time as Grantor owned said Property, unto <sup>RUTH</sup> Dorothy Anoina, and James A. Thomas, as Joint Tenants, ("Grantee") *5/23*

Which is more particularly described as follows:

### LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND MADE FULLY A PART HEREOF

COMMONLY KNOWN AS: 4511 Sauk Trail, Richton Park, Illinois 60471  
PARCEL No.: 31-34-100-009

**THIS TRANSFER IS EXEMPT FROM THE ILLINOIS TRANSFER TAX ACT PURSUANT TO PARAGRAPH (B) OF SECTION 45 OF SAID ACT.**

**TO HAVE AND TO HOLD** the said Property unto the Grantee, however,

**SUBJECT TO:** (a) covenants conditions and restrictions of record, (b) public and utility easements and roads and highways if any; (c) party wall rights and agreements, if any; (d) existing leases and tenancies (e) special taxes or assessments for improvements not yet completed; (f) installments not due at the date hereof of any special tax or assessments for improvements heretofore completed; (g) general taxes for the year 2002 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2002.

**BOX 333-CTI**

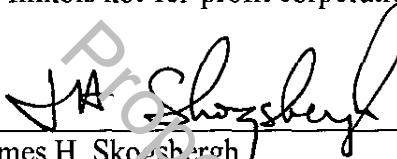
3 4 6 4 4 2  
Cook County  
REAL ESTATE TRANSACTION TAX  
RECEIVED  
STAMP APR-11-03  
20 11 20

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In Witness Whereof, the grantor aforesaid has hereunto set its hand and seal this 12<sup>th</sup> day of March 2003.

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**Advocate Health and Hospitals  
Corporation,**  
an Illinois not-for-profit corporation

  
\_\_\_\_\_  
James H. Skogsbergh  
Its: President, Chief Executive Officer

Attest:

  
\_\_\_\_\_  
Gail D. Hasbrouck  
Its: Secretary

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STATE OF ILLINOIS        )  
  )SS.  
COUNTY OF DUPAGE        )

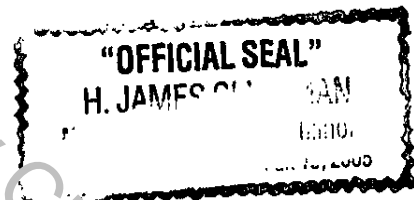
I, the undersigned, a Notary Public in and for the County, and State aforesaid, DO HEREBY CERTIFY that Advocate Health and Hospitals Corporation, an Illinois not-for-profit corporation, and JAMES H. SKOGSBERGH personally known to me to be known to me to be the President, Chief Executive Officer of the corporation, and GAIL D. HASBROUCK 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, Chief Executive Officer 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.

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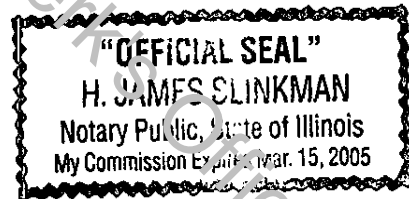
Given under my hand and official seal this 12 day of March, 2003.

  
\_\_\_\_\_  
NOTARY PUBLIC

**THIS INSTRUMENT WAS PREPARED BY:**  
H. James Slinkman, Assistant General Counsel  
Advocate Health and Hospitals Corporation  
2025 Windsor Drive  
Oak Brook, Illinois 60523



**AFTER RECORDING, PLEASE MAIL TO:**  
Daniel M. Greenberg  
17900 Dixie Highway - SUITE 11  
Suite 11  
Homewood, Illinois 60430



**SEND FUTURE TAX BILLS TO:**  
Dr. Dorothy Anoina  
~~4511 Sauk Trail~~ P.O. Box 896  
Richton Park, Illinois 60471

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## Exhibit A Legal Description

Common Address: 4511 Sauk Trail, Richton Park

PIN: 31-34-100-009

THAT PART OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 34, TOWNSHIP 35 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST  $\frac{1}{4}$  OF SECTION 34; THENCE NORTH 89 DEGREES, 20 MINUTES, 19 SECONDS WEST ALONG THE NORTH LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF SECTION 34, A DISTANCE OF 822.69 FEET; THENCE SOUTH 00 DEGREE, 15 MINUTES, 51 SECONDS WEST ALONG A LINE PARALLEL WITH THE WEST LINE OF SAID NORTHWEST  $\frac{1}{4}$  OF SECTION 34, A DISTANCE OF 50.00 FEET TO THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SAUK TRAIL AND THE WEST RIGHT OF WAY OF LATONIA LANE FOR A PLACE OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREE, 15 MINUTES, 51 SECONDS WEST ALONG THE WEST RIGHT OF WAY LINE OF LATONIA LANE, A DISTANCE OF 210.00 FEET; THENCE NORTH 89 DEGREES, 20 MINUTES, 19 SECONDS WEST ALONG A LINE PARALLEL WITH SAID NORTH LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 34, A DISTANCE OF 207.43 FEET; THENCE NORTH 00 DEGREE, 15 MINUTES, 51 SECONDS EAST ALONG A LINE PARALLEL WITH SAID WEST RIGHT OF WAY LINE OF LATONIA LANE, A DISTANCE OF 210.00 FEET TO A POINT ON THE SAID SOUTH RIGHT OF WAY LINE OF SAUK TRAIL; THENCE SOUTH 89 DEGREES, 20 MINUTES, 19 SECONDS EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF SAUK TRAIL, BEING A LINE PARALLEL WITH AND 50.00 FEET SOUTH OF SAID NORTH LINE OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 34, A DISTANCE OF 207.43 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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AFFIDAVIT - PLAT ACT

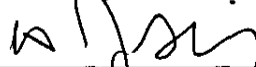
STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COOK        )

H. James Slinkman, being duly sworn on oath, states that he resides at 2025 Windsor Drive, Oak Brook, Illinois 60523. The attached Deed is not in violation of 765 ILCS 205/2 et seq. for the following reasons:

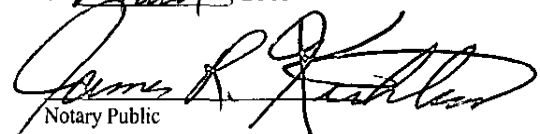
1. The sale or exchange is of an entire tract of land not being a part of a larger tract of land.
2. The division or subdivision of land is into parcels or tracts of 5 acres or more in size which does not involve any new streets or easements of access.
3. The division is of lots or blocks of less than 1 acre in any recorded subdivision which does not involve any new streets or easements of access.
4. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
5. The conveyance is of parcels of land or interests therein for use as right-of-way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
6. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
7. The conveyance is of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
8. The conveyance is made to correct descriptions in prior conveyances.
9. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.
10. The sale is of a single lot of less than 5 acres from a larger tract, the dimensions and configurations of said larger tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973, and a survey of said single lot having been made by a registered land surveyor.

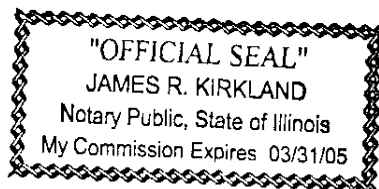
CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

AFFIANT further states that he makes this affidavit for the purpose of inducing the Recorder of Cook County, Illinois, to accept the attached Deed for recording, and that all local requirements applicable to the subdivision of land are met by the attached Deed and the tract described therein.

  
\_\_\_\_\_  
H. James Slinkman

Subscribed and sworn to  
before me this \_\_\_\_\_ day  
of \_\_\_\_\_, 2003

  
Notary Public



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