



0315307001

Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/02/2003 07:15 AM Pg: 1 of 5

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SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 2nd day of MAY, 2003, by MACNEAL HEALTH SERVICES CORPORATION, an Illinois not-for-profit corporation ("Grantor"), to BERWYN POB, LLC, an Illinois limited liability company ("Berwyn POB"), KESSLER/BERWYN MEDICAL, LLC, an Illinois limited liability company ("Kessler/Berwyn"), JES BERWYN, LLC, an Illinois limited liability company ("JB"), MSP BERWYN, LLC, an Illinois limited liability company ("MSP"), and RES BERWYN, LLC, an Illinois limited liability company ("RES") (Berwyn POB, Kessler/Berwyn, JB, MSP and RES shall be referred to herein as "Grantees"), and which Grantees have a common address of 180 North Wacker Drive, Suite 500, Chicago, Illinois 60606.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Grantees, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantees as Tenants in Common, FOREVER, the property described on EXHIBIT A attached hereto and made a part hereof, which property is situated in the County of Cook and State of Illinois ("Property");

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise 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 Grantor, either in law or equity, of, in and to the Property with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said Property with the appurtenances, unto the Grantees as tenants in common forever in the following shares:

Doc#: 403084.1 00454/23281

PARAGRAPH A OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 5/15/03 TELLER BJ

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BOX 333-CTI

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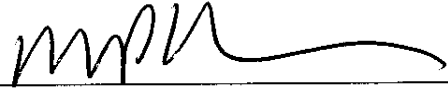
as to Berwyn POB: Thirty-five and 351/1000 (35.351%) percent undivided interest;
as to Kessler/Berwyn: Fifty-three (53.00%) percent undivided interest;
as to JB: Five and 412/1000 (5.412%) percent undivided interest;
as to MSP: Three and 9/1000 (3.009%) percent undivided interest; and
as to RES: Three and 228/1000 (3.228%) percent undivided interest.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantees, and their respective successors and assigns, that it has not done or suffered to be done, anything whereby the said Property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND said Property, against all persons lawfully claiming, or to claim the same, by, through or under Grantor subject only to the title exceptions set forth on EXHIBIT B attached hereto.

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents as of the day and year first above-written.

GRANTOR:

MACNEAL HEALTH SERVICES CORPORATION,
an Illinois not-for-profit corporation

By: 
Michael Kenahan, President

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. B & Cook County Ord. 95104 Par.

County STAMPS AFFIXED TO DOC 1315307000

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 14 AND 15 IN BLOCK 8 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known street address: 3300 South Oak Park Avenue, Berwyn, Illinois

Permanent Tax Index Number: 16-31-127-030-0000

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EXHIBIT B

Title Exceptions

1. Real estate taxes not yet due and payable.
2. Lease made by and between Grantor and VHS of Illinois, Inc., as lessee, dated February 1, 2000, a memorandum of which Lease was recorded February 3, 2000 as Document 00 086 942 and as amended by Amendment No. 1 to Building Ground Lease dated July 30, 2001 and recorded on August 7, 2001 as Document No. 0010719434 which Lease demises the land for a term of years beginning February 1, 2000 and ending August 1, 2021 and all rights thereunder of, and all acts done or suffered thereunder by, said lessee or by any party claiming by, through or under said lessee.