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0315307003

Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/02/2003 07:20 AM Pg: 1 of 5

7906727 DJ

This document was prepared by:

Arnold E. Karolewski, Esq.
Chuhak & Tecson, P.C.
30 South Wacker Drive
Suite 2600
Chicago, Illinois 60606-7413

After recording, mail to:
Bruce P. Mason, Esq.
Mason, Silver, Wenk & Mishkin, L.L.C.
1033 Skokie Boulevard, Suite 250
Northbrook, Illinois 60062

LMT

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of this 22nd 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 130 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");

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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#: 403087.1 00454/23281

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH A OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 5/15/03 TELLER BH

BOX 333-CTI

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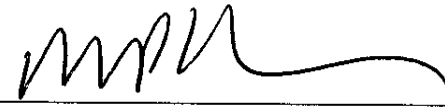
as to Berwyn POB: Thirty-five and 351/1000 (35.351%) percent undivided interest;
as to Kessler/Berwyn: Fifty-three (53.00%) percent undivided interest;
as to JB: Five and 412/1000 (5.412%) percent undivided interest;
as to MSP: Three and 9/1000 (3.009%) percent undivided interest; and
as to RES: Three 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 0315307000

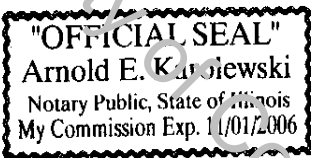
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STATE OF ILLINOIS)
)SS.
COUNTY OF COOK)

I, ARNOLD E KAROLEWSKI, a notary public in and for said County and State aforesaid, do hereby certify that on this day personally appeared before me and personally known to me to be Michael Kenahan, President of MacNeal Health Services Corporation, an Illinois not-for-profit corporation, and acknowledged that he signed and delivered said instrument as his free and voluntary act in his capacity as President of MacNeal Health Services Corporation.

GIVEN under my hand and official seal this 22ND day of MAY, 2003.

Arnold E Karolewski
Notary Public



My commission expires: _____

Property of Cook County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

ALL THAT PART OF LOTS 20, 21, 22 AND 23, TAKEN AS ONE TRACT LYING SOUTH OF A STRAIGHT LINE DRAWN FROM A POINT ON THE EAST LINE OF SAID TRACT, 100.69 FEET NORTH OF THE SOUTHEAST CORNER OF SAID TRACT AND AT RIGHT ANGLES TO THE EAST LINE OF SAID TRACT TO A POINT ON THE WEST LINE OF SAID TRACT 100 FEET NORTH OF THE SOUTHWEST CORNER OF SAID TRACT, ALL IN BLOCK 10 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

THAT PART OF A 14-FOOT WIDE VACATED ALLEY, RUNNING IN A NORTH-SOUTH DIRECTION, IN BLOCK 10 IN BERWYN, BEING A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 29, 34, 35, 36, AND 39 IN LA VERGNE, A SUBDIVISION OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EXTENDED SOUTH LINE OF THE NORTH 25.86 FEET OF LOTS 24 TO 28 INCLUSIVE, WITH THE WESTERLY LINE OF THE NORTH-SOUTH ALLEY LYING EAST OF GROVE AVENUE AND WEST OF OAK PARK AVENUE; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF THE LAST DESCRIBED ALLEY AND THE EAST LINE OF LOT 24 IN BLOCK 10 TO THE SOUTHEAST CORNER OF SAID LOT 24, THENCE EASTERLY TO THE SOUTHWEST CORNER OF LOT 23 IN BLOCK 10, THENCE NORTHERLY ALONG THE EAST LINE OF THE LAST DESCRIBED ALLEY AND THE WEST LINE OF LOTS 20 TO 23 TO THE POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 25.86 OF LOTS 24 TO 28 INCLUSIVE, THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTH 25.86 FEET OF LOTS 24 TO 28, INCLUSIVE, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

LOTS 24 TO 28 INCLUSIVE (EXCEPT THE NORTH 25.86 FEET OF SAID LOTS) IN BLOCK 10 IN BERWYN, A SUBDIVISION OF PART OF SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NOS: 16-31-127-049-0000
 16-31-127-054-0000

COMMONLY KNOWN STREET ADDRESS: 3340 SOUTH OAK PARK AVENUE
 BERWYN, ILLINOIS

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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 00 086 943 and as amended by Amendment No. 1 to Building Ground Lease dated July 30, 2001 and recorded on August 7, 2001 as Document No. 0010719435 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.
3. Apparent easement for combination main sewer in the vacated alley as shown on Survey #S03060 prepared by W-T Land Surveying, Inc. dated March 25, 2003.