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Eugene "Gene" Moore Fee: \$32.00
Cook County Recorder of Deeds
Date: 06/05/2003 11:14 AM Pg: 1 of 5

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After recording, mail to:
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Northbrook, Illinois 60062

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 GROVE, LLC, an Illinois limited liability company ("Grantee"), and which Grantee has an 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 Grantee, the receipt whereof is hereby acknowledged by Grantor, by these presents does hereby GRANT, BARGAIN, SELL, REMISE, RELEASE, ALIEN AND CONVEY unto Grantee, 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 Grantee forever;

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, and its 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.

Doc#: 403137.1 00454/23281

BOX 333-CTI

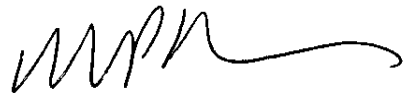
THIS TRANSACTION IS QUALIFIED UNDER
PARAGRAPH A OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 5/15/03 TELLER BH

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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

Property of Cook County Clerk's Office

Exempt under Real Estate Transfer Tax Act Sec. 4
Par. B & Cook County Ord. 95104 Par. 1

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 000079996	REAL ESTATE TRANSFER TAX
	MAY 29 03		0000050
			FP 102802

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EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

LOTS 30 AND 31 IN BLOCK 9 IN BERWYN, BEING A SUBDIVISION OF BLOCKS 4, 5, 12, 13, 20, 21, 28, 29, 34, 35, 36 AND 39 IN LA VERGNE, A SUBDIVISION OF THE NORTHWEST 1/4 AND THAT PART OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 AND THE EAST 1/2 OF THE SOUTHWEST 1/4 LYING NORTH OF OGDEN AVENUE, IN SECTION 31, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PERMANENT TAX INDEX NOS.: 16-31-126-033-0000
 16-31-126-034-0000

COMMONLY KNOWN STREET ADDRESS: 3334 AND 3336 SOUTH GROVE 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 00 086 944 and as amended by Amendment No. 1 to Building Ground Lease dated July 30, 2001 and recorded on August 7, 2001 as Document No. 0010719436 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 including, but not limited to, any sublessee.