### **UNOFFICIAL COPY**

Prepared by:

Diane Huff Mayer, Brown, Rowe & Maw 190 S. LaSalle Street Chicago, IL 60603

Doc#: 0405031037 Eugene "Gene" Moore Fee: \$34.00 Cook County Recorder of Deeds Date: 02/19/2004 09:22 AM Pg: 1 of 6

After Recording return to:

Ronald L. Farkas Ronald L. Farkas, P.C. 77 West Washington Street Suite 707 Chicago, Illine is 60602

### SPECIAL WARRANTY DEED

THIS AGREEMENT, Finde this 17th day of February, 2003, between Evanston Northwestern Healthcare Corporation, an Illinois not-for-profit corporation ("Grantor") and 7225 N. Western, LLC, an Illinois limited liability company ("Grantee").

Witnesseth, that Grantor, for and in consideration of the sum of \$10.00 Dollars and other good and valuable consideration in hand paid by the Grantee, the receipt whereof is hereby acknowledged, and pursuant to the power and aut'no ity vested in Grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Lake and State of Illinois known and described as follows, to wit:

### See Exhibit A attached hereto

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 the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the Grantee, its successors and assigns forever.

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

Exempt under the provisions of Paragraph B 31-45 Property Tax Code. 35 ILCS 200 ¶ 31-45.

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IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by the its sole member, the day and year first above written.

> EVANSTON NORTHWES TERN HEALTHCARE CORPORATION, an Illinois ot-for-profit corporation

perating Officer

Forward future tax bills to:

7225 N. Western, LLC 7435 N. Ridge Boulevard Chicago, Illinois 60645

Coot County City of Chicago Dept. of Revenue 331265

Rea Estate Transfer Stamp \$7,125.00 02/19/2004 09:16 Batch 07248 28

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STATE OF ILLINOIS	)	
COUNTY OF COOK	)	SS
the Chief Operating Officer of for-profit corporation, and per- subscribed to the foregoing ins that as such he signed and deli- limited liability company, as he deed of sai ( ) mited liability co	Evanston I sonally kno strument, ap vered the sais free and ompany, for	notary public in and for said County, in the State T Jeffrey H. Hillebrand, personally known to me to be Northwestern Healthcare Corporation, an Illinois notown to me to be the same person whose name is opeared before me this day in person and acknowledged aid instrument pursuant to proper authority given said voluntary act, and as the free and voluntary act and the uses and purposes therein set forth.
GIVEN		
		Notary Public Dusch
O <sub>2</sub>		[SEAL]
My commission expires:  03/05/05	00	CHARLES AL  EKATE GORCOM  POTANY PUBLIC STATE OF MILMORE  POTA
		OHDŽI O
		ENTERNATION OF ATT OF BARMON C
		O.S.

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#### EXHIBIT A

### **LEGAL DESCRIPTION**

and .
stern Ave.
of the South 50,
ge 14 East of the Th.
ounty, Illinois.

Street Address: 7221-7225 .
Chicago, Illinoi.

11-30-315-005 and 11-30-318-004 All of Lots 15 and 16 and the South 34 feet of Lot 17 (except those parts of said lots taken for widening Western Avenue) in Block 7 in Congdon's Ridge Addition to Rogers Park, a subdivision of the South 50 acres of the Southwest Fractional ¼ of Section 30, Township 41 North, Range 14 East of the Third Principal Meridian, lying North of the Indian Boundary line, in Cook County, Illinois.

Common Street Address:

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#### EXHIBIT B

### PERMITTED EXCEPTIONS

- 1. General real estate taxes for the year 2003 and general real estate taxes for subsequent years, not yet due and payable.
- 2. Encroachment of one story brick building over the West line by 0.53 feet to 0.58 feet as shown on survey made by B.H. Suhr and Company dated January 7, 2004 as Order No. 3-804.
- 3. Encroachment of canopies, parking space and sign over the West line by undisclosed amounts as shown on survey made by B.H. Suhr and Company, dated January 7, 2004 as Order No. 3-804.
- 4. Encroachment of fences over and onto the land as shown on survey made by B.H. Suhr and Company, dated January 7, 2004 as Order No. 3-804.
- 5. Encroachment of power Vines, 1-2" conduits for power poles over the Southeast corner of the land by undisclosed amourts as shown on survey made by B.H. Suhr and Company, dated January 7, 2004 as Order No. 3-804.

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### STATEMENT BY GRANTOR AND GRANTEE

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, a partnership 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, 19 2004 Signature	Delous Co-
Ox	Grantor or Agent
Subscribed and sworn to before me by the said affiant this day of full wary Notary Public Cula Tod var	OFFICIAL SEAL PAULA PODVIN NOTARY PUBLIC STATE OF HUMO MY COMMISSION FACILIES
The grantee or his agent affirms and verified that to on the deed or assignment of beneficial interest in person, an Illinois corporation or foreign corporation acquire and hold title to real estate in Illinois, a business or acquired and hold title real estate recognized as a person and authorized to do busine real estate under the laws of the State of Illinois.	a rather trust is either a natural authorized to do business or partnership authorized to do
Dated <u>2-18</u> , <u>19-2004</u> Signature	Defruit (Ox
	Grantee or Agent
Subscribed and sworn to before me by the said	"OFFICIAL SEAL" PAULA PODVIN NOTARY PUBLIC, STATE OF ILLINOIS MY COMMISSION EXPIRES 11/9/2004
Note: Any person who knowingly submits a false identify of a grantee shall be guilty of a Class C misc and of a Class A misdemeanor for subsequent offen.	e statement concerning the lemeanor for the first offense ses.
/A4t	

(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.)