

# 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, Illinois 60602



## SPECIAL WARRANTY DEED

THIS AGREEMENT, made <sup>as of</sup> 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 authority 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.

8992079.1 03226710

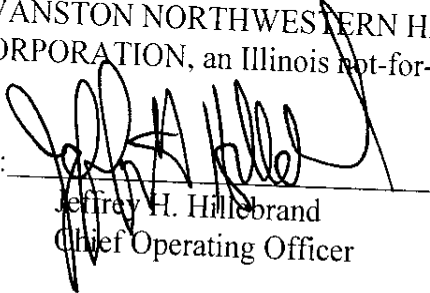
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DEC

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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 NORTHWESTERN HEALTHCARE CORPORATION, an Illinois not-for-profit corporation

By:   
Jeffrey H. Hillebrand  
Chief Operating Officer

Forward future  
tax bills to:

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

Property of Cook County Clerk's Office

City of Chicago  
Dept. of Revenue  
331265  
02/19/2004 09:16 Batch 07248 28



Real Estate  
Transfer Stamp  
\$7,125.00

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STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )       SS

I, L. KATIE GONSCHE, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Jeffrey H. Hillebrand, personally known to me to be the Chief Operating Officer of Evanston Northwestern Healthcare Corporation, an Illinois not-for-profit corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such he signed and delivered the said instrument pursuant to proper authority given said limited liability company, as his free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 6<sup>th</sup> day of February, 2004.

L. Katie Gonsch  
 Notary Public

[SEAL]



My commission expires:

03/05/05

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## EXHIBIT A

### LEGAL DESCRIPTION

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  $\frac{1}{4}$  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: 7221-7225 N. Western Avenue  
Chicago, Illinois

PIN: 11-30-315-005 and 11-30-318-004

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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 lines, 1-2" conduits for power poles over the Southeast corner of the land by undisclosed amounts as shown on survey made by B.H. Suhr and Company, dated January 7, 2004 as Order No. 3-804.

