

# UNOFFICIAL COPY

Prepared by:

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190 S. LaSalle Street  
Chicago, IL 60603



Doc#: 0514311260  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 05/23/2005 01:07 PM Pg: 1 of 5

After Recording return to:

Myriam Benhamou Kaplan  
Barack Ferrazzano Kirschbaum  
Perlman & Nagelberg LLP  
333 West Wacker Drive  
Suite 2700  
Chicago, Illinois 60606

## SPECIAL WARRANTY DEED

THIS AGREEMENT, made as of this 12th day of May, 2005, between Evanston Northwestern Healthcare Corporation, an Illinois not-for-profit corporation ("Grantor") and Writers Theatre, Inc., an Illinois not-for-profit corporation ("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 authority of the sole member of 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 Cook 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 thereto 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 incumbered 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.

Box 400-CTCC

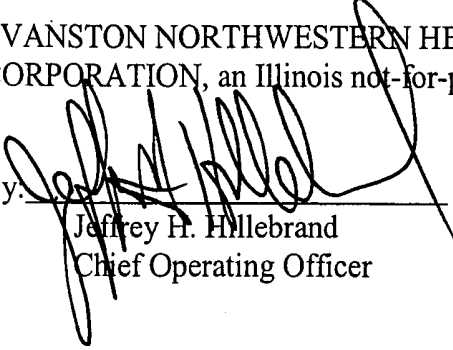
J. RABB DM 8267412 ① 07②

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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:

JENNIFER BIELSTEIN  
376 PARK AVENUE  
GLENCOE IL 60022

Exempt under provisions of Section 31-45, Paragraph <sup>B</sup> (B),  
Real Estate Transfer Tax Act (35 ILCS 200/31, et seq.)

By:   
Grantor or Agent 

Date: 5/16/05

Property of Cook County Clerk's Office

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STATE OF ILLINOIS                    )  
   )  
 COUNTY OF COOK                    )           SS

I, Patricia C. Warren, 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.

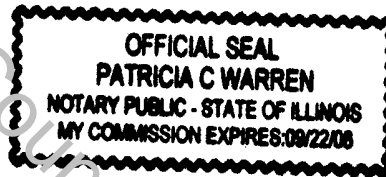
GIVEN under my hand and notarial seal this 12<sup>th</sup> day of May, 2005.

Patricia C. Warren  
 Notary Public

[SEAL]

My commission expires:

Sept 22, 2008



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## EXHIBIT A

### LEGAL DESCRIPTION

Lot 6 and that part of Lot 7, lying Northeasterly of a line drawn from a point on the Southeasterly line of said Lot 7, a distance of 4.35 feet Southwesterly of the Southeast corner thereof to a point on the Northwesterly line of Lot 7, a distance of 4.03 feet Southwesterly of the Northeast corner of said lot in Fletcher's Subdivision of Lot 1 and the Northerly 50.0 feet of Lot 2 in Block 32 in the village of Glencoe in the West  $\frac{1}{2}$  of the Northeast  $\frac{1}{4}$  of Section 7, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

Common Street Address: 376 Park, Glencoe, Illinois.

PIN: 05-07-205-031

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Covenants and restrictions contained in deed from John Nutt, as trustee to Philo Judson recorded September 2, 1869 as Document 24252.
2. Encroachment of overhead light onto the property northwesterly of and adjoining and building located East of and adjoining and onto the insured premises by approximately 0.03 of a foot as disclosed by survey made by Certified Survey Company dated January 4, 1996 as order number 951678.
3. Encroachment of the building onto the land Northwesterly of and adjoining by up to 0.10 of a foot as disclosed by survey made by Certified Survey Co dated January 4, 1996 as order number 951678.