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This instrument prepared by:

Kenneth Hartmann, Esq.
330 W. State Street
Suite 200
Geneva, IL 60134

After recording mail to:

Morrie Much, Esq.
Much Shelist Freed Denenberg
Ament & Rabinstein PC
191 N. Wacker Drive
Suite 1800
Chicago, IL 60601



Doc#: 0609745080 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/07/2006 01:26 PM Pg: 1 of 9

(Above Space for Recorder's Use Only)

SPECIAL WARRANTY DEED

PARTNERS 99, LLC, a Delaware limited liability company ("Grantor"), for the consideration hereinafter stated, as of this 1/2 day of April, 2006, does GRANT, SELL, AND CONVEY (i) unto **MAPLE AVE MEDICAL, LLC**, a Delaware limited liability company ("Maple Ave") an undivided Seventy Eight and Fifty Hundredths Percent (78.50%) interest in the property, rights and interests defined below as the "Property," (ii) unto **ET MEDICAL, LLC**, a Delaware limited liability company ("ET"), an undivided Five and Twenty Five Hundredths Percent (5.25%) interest in the Property, (iii) unto **HL MEDICAL, LLC**, a Delaware limited liability company ("HL"), an undivided Eight and One Hundred Twenty Five Thousandths Percent (8.125%) interest in the Property, and (iv) unto **GL MEDICAL, LLC**, a Delaware limited liability company ("GL"), an undivided Eight and One Hundred Twenty Five Thousandths Percent (8.125%) interest in the Property (Maple, ET, HL and GL are collectively referred to as "Grantee"). As used herein, the term "Property" shall mean and include that certain land situated in Cook County, Illinois which is legally described on Exhibit A to this Special Warranty Deed, together with all privileges, rights, easements, hereditaments, and appurtenances thereto belonging; and all right, title and interest of GRANTOR in and to any streets and other rights-of-way included therein or adjacent thereto, whether before or after the vacation thereof ("Land"); (b) the building located on the Land ("Building") and all machinery, equipment, fixtures and furnishings ("Fixtures") situated in or upon or used in connection with the operation of the Land or the Building; and (c) all of Grantor's right, title and interest (whether now or hereafter existing) in and to all other rights related to the Land ("Rights"). As used herein, the term "Fixtures" does not include any personal property owned by Rush University Medical Center, an Illinois not for profit corporation formerly known as Rush Presbyterian-St. Luke's Medical Center ("Rush"), which is a tenant of the Land pursuant to that Lease Agreement dated December 10, 1999 made by Grantor and

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Rush (the "Master Lease"), and any personal property owned by parties which have a subleasehold interest in the Land through the Master Lease.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, Grantee's successors and assigns, forever.

And Grantor does hereby bind Grantor, Grantor's successors and assigns, to WARRANT AND FOREVER DEFEND, all and singular, the Property unto Grantee, Grantee's successors and assigns, against every person whomsoever lawfully claiming, or to claim the same, or any part thereof, by through or under Grantor, but not otherwise, subject however, to the permitted exceptions to title listed and described on Schedule B attached hereto and made a part hereof.

Grantee assumes the payment of ad valorem taxes and assessments for the years 2005 and 2006 and thereafter as they become due and payable.

The consideration for this conveyance, receipt of which Grantor acknowledges, is \$10.00 and other valuable consideration paid to Grantor for which no lien either express or implied is retained.

Grantee's Mailing Address:
 c/o Bradley Associates
 225 N. Michigan Avenue, 11th Floor
 Chicago, Illinois 60601


GRANTOR AND GRANTEE FURTHER AGREE THAT, EXCEPT AS EXPRESSLY PROVIDED FOR IN THE PURCHASE AGREEMENT (THE "AGREEMENT") DATED MARCH 9, 2006 MADE BY GRANTOR AND MAPLE AVE AND THE GRANTOR'S CLOSING DOCUMENTS (AS DEFINED IN THE AGREEMENT), THE PROPERTY SHALL BE SOLD AND GRANTEE SHALL ACCEPT POSSESSION OF THE PROPERTY ON THE CLOSING DATE "AS IS," "WHERE IS," AND "WITH ALL FAULTS," WITH NO RIGHT OF SET-OFF OR REDUCTION IN THE PURCHASE PRICE, AND THAT, EXCEPT AS EXPRESSLY PROVIDED IN THE GRANTOR'S CLOSING DOCUMENTS, SUCH SALE SHALL BE WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, INCLUDING WARRANTY OF INCOME POTENTIAL, OPERATING EXPENSES, USES, MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, AND GRANTOR DOES HEREBY DISCLAIM AND RENOUNCE ANY SUCH REPRESENTATION OR WARRANTY. GRANTEE SPECIFICALLY ACKNOWLEDGES THAT, EXCEPT AS EXPRESSLY PROVIDED FOR IN THE GRANTOR'S CLOSING DOCUMENTS, GRANTEE IS NOT RELYING AND SHALL NOT RELY ON ANY REPRESENTATIONS OR WARRANTIES OF ANY KIND WHATSOEVER, WHETHER EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, FROM GRANTOR OR ANY GRANTOR PARTIES AS TO ANY MATTERS CONCERNING THE PROPERTY, INCLUDING, WITHOUT LIMITATION: (A) THE CONDITION OR SAFETY OF THE PROPERTY,

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INCLUDING PLUMBING, SEWER, HEATING AND ELECTRICAL SYSTEMS, ROOFING, AIR CONDITIONING, FOUNDATIONS, SOILS AND GEOLOGY INCLUDING HAZARDOUS MATERIALS OR SUITABILITY OF THE PROPERTY FOR A PARTICULAR PURPOSE; (B) WHETHER THE FIXTURES ARE IN WORKING ORDER; (C) THE LIABILITY OR SUITABILITY FOR OCCUPANCY OF ANY STRUCTURE AND THE QUALITY OF ITS CONSTRUCTION; (D) THE FITNESS OF ANY PERSONAL PROPERTY; OR (E) WHETHER THE IMPROVEMENTS ARE STRUCTURALLY SOUND, IN GOOD CONDITION, OR IN COMPLIANCE WITH APPLICABLE LEGAL REQUIREMENTS.

GRANTOR:

PARTNERS 99, LLC, a Delaware limited liability company

By: 
Name: James F. Dorsey
Its: Managing Member

Property of Cook County Clerk's Office



APR.-7.06

0000007614
REAL ESTATE TRANSFER TAX
60400.00
FP 102801

REAL ESTATE TRANSFER TAX
900000.00
FP 102801

REAL ESTATE TRANSFER TAX
900000.00
FP 102801



APR.-7.06

0000007616
REAL ESTATE TRANSFER TAX
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FP 102801

APR.-7.06



APR.-7.06



APR.-7.06

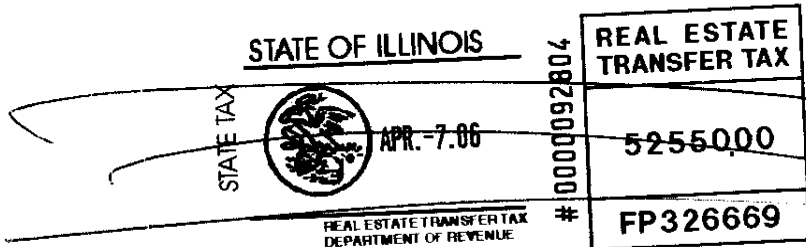
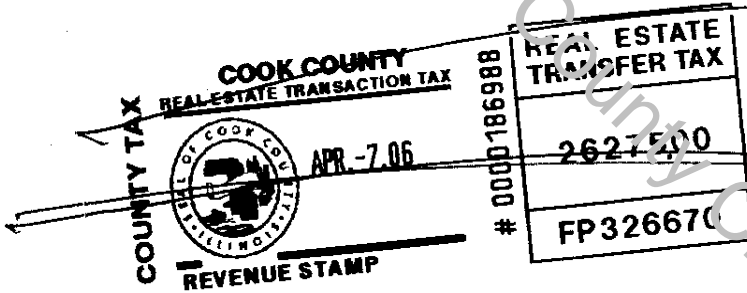
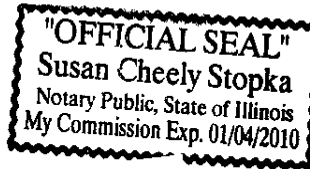
0000007618
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900000.00
FP 102801

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THE STATE OF ILLINOIS)
)
COUNTY OF COOK)

This instrument was acknowledged before me on March 31, 2006, by James F. Dorsey, Managing Member of Partners 99, LLC, a Delaware limited liability company, on behalf of said limited liability company.

Susan Cheely Stopka
Notary Public - State of ILLINOIS
Notary's name (printed): SUSAN CHEELY STOPKA
My commission expires: 01-04-2010



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SCHEDULE A SPECIAL WARRANTY DEED

LEGAL DESCRIPTION OF LAND

PARCEL 1:

LOTS 1, 2 AND 3, EXCEPT THE SOUTH 11.50 FEET OF SAID LOT 3, LOT 4, EXCEPT THE NORTH 8.50 FEET OF SAID LOT 4 AND LOT 5 IN BLOCK 6 AND LOTS 1 TO 5, INCLUSIVE, IN BLOCK 7, TOGETHER WITH THE NORTH AND SOUTH 18 FOOT PUBLIC ALLEY VACATED PER DOCUMENT NO. 20181526 LYING BETWEEN THE EAST LINE OF SAID BLOCK 6 AND THE WEST LINE OF SAID BLOCK 7, LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF THE AFORESAID LOT 1 IN SAID BLOCK 6 TO THE NORTHWEST CORNER OF THE AFORESAID LOT 1 IN SAID BLOCK 7, AND LYING NORTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 11.50 FEET OF THE AFORESAID LOT 3 IN SAID BLOCK 6 ALL IN W. J. WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO

THAT PART OF THE VACATED NORTH AND SOUTH 18-FOOT PUBLIC ALLEY LYING BETWEEN THE EAST LINE OF BLOCK 6 AND THE WEST LINE OF BLOCK 7, LYING SOUTH OF THE EASTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 11.50 FEET OF LOT 3 IN SAID BLOCK 6, LYING NORTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 6 TO THE SOUTHWEST CORNER OF LOT 5 IN SAID BLOCK 7 ALL IN W. J. WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY ORDINANCE RECORDED DECEMBER 21, 1999 AS DOCUMENT NUMBER 09184813 AND RE-RECORDED JANUARY 26, 2000 AS DOCUMENT NUMBER 00065870;

ALSO

THAT PART OF THE VACATED EAST AND WEST 20-FOOT PUBLIC ALLEY LYING BETWEEN THE NORTH LINE OF THE SOUTH 11.50 FEET OF LOT 3 AND THE SOUTH LINE OF THE NORTH 8.50 FEET OF LOT 4 IN BLOCK 6 IN W. J. WILSON'S ADDITION TO OAK PARK, BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, VACATED BY ORDINANCE RECORDED DECEMBER 21, 1999 AS DOCUMENT NUMBER 09184813 AND RE-RECORDED JANUARY 26, 2000 AS DOCUMENT NUMBER 00065870;

ALSO

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THAT PART OF WEST MONROE STREET VACATED PER DOCUMENT NUMBER 20181526 IN W. J. WILSON'S ADDITION TO OAK PARK LYING EAST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 3 TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 6 AND LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7 AFORESAID; THENCE NORTH 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 2 AFORESAID; THENCE WEST, ALONG THE SOUTH LINE OF LOT 9 AFORESAID AND ITS WESTERLY EXTENSION AND THE SOUTH LINE OF LOT 9 IN BLOCK 3 AFORESAID, 216.90 FEET; THENCE SOUTH PERPENDICULAR TO THE AFORESAID LINE, 32.20 FEET; THENCE WEST, PERPENDICULAR TO THE AFORESAID LINE, 142.03 FEET TO A POINT ON THE LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 9 IN BLOCK 3 AFORESAID TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 6 AFORESAID; THENCE SOUTH ON THE AFORESAID DESCRIBED LINE 33.80 FEET TO THE NORTHWEST CORNER OF LOT 1 IN BLOCK 6 AFORESAID; THENCE EAST, ALONG THE NORTH LINE OF LOT 1 IN BLOCK 6 AFORESAID AND ITS EASTERLY EXTENSION AND THE NORTH LINE OF LOT 1 IN BLOCK 7 AFORESAID, 359.06 FEET TO THE HEREINABOVE DESIGNATED POINT OF BEGINNING, SAID ADDITION BEING A SUBDIVISION IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, LLC AND OAK PARK HOSPITAL FOR THE PURPOSE OF VEHICULAR AND PEDESTRIAN ACCESS TO, INGRESS AND EGRESS OVER THE WISCONSIN AVENUE EASEMENT AREA DESCRIBED AS FOLLOWS: THAT PORTION OF WISCONSIN AVENUE LYING WEST OF AND ADJACENT TO LOTS 24 TO 35 OF THE SUBDIVISION OF BLOCK 2 IN WALLEN AND PROBST'S ADDITION TO OAK PARK, A SUBDIVISION OF PART OF LOT 1 IN B. F. JERVIS' SUBDIVISION OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE WEST 1/2 OF THE SOUTHWEST 1/4) EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

NON-EXCLUSIVE PERPETUAL RIGHT AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, LLC AND OAK PARK HOSPITAL FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS TO AND INGRESS AND

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EGRESS OVER, ACCESS THERETO AND THE PERPETUAL RIGHT AND EASEMENT TO PARK VEHICLES WITHIN THE PARKING GARAGE DESCRIBED AS FOLLOWS:

ALL OF LOTS 24 TO 35, BOTH INCLUSIVE, IN BLOCK 2 IN THE SUBDIVISION OF BLOCKS 1 2, 3, 4, 5, 6, 7, 8 AND 9 OF WALLEN AND PROBST'S ADDITION TO OAK PARK IN THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

PERPETUAL RIGHT AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, LLC AND OAK PARK HOSPITAL FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS TO AND INGRESS AND EGRESS OVER, AND CONSTRUCTION, MAINTENANCE, REPAIR AND REPLACEMENT OF A SURFACE PARKING LOT AND THE PERPETUAL RIGHT AND EASEMENT TO PARK VEHICLES THEREON, DESCRIBED AS FOLLOWS:

LOT 5 (EXCEPT THE NORTH 43 FEET THEREOF) TOGETHER WITH LOTS 6 TO 9, INCLUSIVE, IN BLOCK 4 IN W. J. WILSON'S ADDITION TO OAK PARK, A SUBDIVISION OF ALL OF LOT 1 (EXCEPT THE EAST 40 ACRES THEREOF) IN THE SUBDIVISION OF SECTION 18 (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF), TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

EXCLUSIVE RIGHT AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, L.L.C. AND OAK PARK HOSPITAL FOR THE PURPOSE OF CONNECTING THE PEDESTRIAN CORRIDOR TO THE HOSPITAL AS DISCLOSED ON EXHIBIT "C" ATTACHED TO SAID AGREEMENT.

PARCEL 6:

EXCLUSIVE RIGHT AND EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, LLC AND OAK PARK HOSPITAL FOR THE PURPOSE OF PEDESTRIAN ACCESS, INGRESS AND EGRESS THROUGH THE PEDESTRIAN CORRIDOR (WHEN COMPLETED) BETWEEN THE MEDICAL OFFICE BUILDING AND THE HOSPITAL AS DISCLOSED ON SKETCH ATTACHED AS EXHIBIT "C" TO SAID AGREEMENT.

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PARCEL 7:

MUTUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, LLC AND OAK PARK HOSPITAL UPON, UNDER, OVER, ACROSS AND ALONG A STRIP OF LAND FIFTEEN (15) FEET INTO EACH OF THE PARTNERS 99 PROPERTY AND THE HOSPITAL PROPERTY FOR THE PURPOSE OF CONTINUED MAINTENANCE OF THE EASEMENT AND IMPROVEMENTS.

PARCEL 8:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, LLC AND OAK PARK HOSPITAL IN, OVER, UNDER, UPON, AND ACROSS THE DRIVEWAY EASEMENT AREA AS DISCLOSED ON EXHIBIT "C" OF SAID AGREEMENT FOR THE PURPOSE OF CONSTRUCTING AND INSTALLING A DRIVEWAY, SIDEWALKS AND OTHER IMPROVEMENTS.

PARCEL 9:

MUTUAL EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, LLC AND OAK PARK HOSPITAL IN, OVER, UNDER, UPON, AND ACROSS THE DRIVEWAY EASEMENT AREA AS DISCLOSED ON EXHIBIT "C" OF SAID AGREEMENT FOR THE PURPOSE OF PEDESTRIAN AND VEHICULAR ACCESS, INGRESS AND EGRESS OVER THE DRIVEWAY AND SIDEWALKS LOCATED THEREIN.

PARCEL 10:

TEMPORARY CONSTRUCTION EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT AGREEMENT DATED DECEMBER 16, 1999 AND RECORDED DECEMBER 20, 1999 AS DOCUMENT NUMBER 09181429 BY AND BETWEEN PARTNERS 99, LLC AND OAK PARK HOSPITAL AREA AS DISCLOSED ON EXHIBIT "C" OF SAID AGREEMENT FOR THE PURPOSE OF ENTERING ONTO THE HOSPITAL PROPERTY FOR THE DEVELOPMENT OF ANY IMPROVEMENTS ON THE PARTNERS 99 PROPERTY DURING CONSTRUCTION AND DEVELOPMENT OF THE PARTNERS 99 PROPERTY AND THE IMPROVEMENTS THEREON.

PINs: 16-18-100-010 (ALSO COVER OTHER PROPERTY)
 16-18-100-012 (ALSO COVER OTHER PROPERTY)
 16-18-110-006
 16-18-110-015
 16-18-110-016
 16-18-110-022
 16-18-110-023
 16-18-110-024

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SCHEDULE B SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. Covenants, conditions and restrictions of record contained in Easement Agreement dated December 16, 1999 and recorded December 20, 1999 as Document Number 09181429 made by and between Partners 99, LLC, a Delaware limited liability company, and Oak Park Hospital, an Illinois not-for-profit corporation.

2. Exclusive and non-exclusive easements contained in Easement Agreement dated December 16, 1999 and recorded December 20, 1999 as Document Number 09181429 made by and between Partners 99, LLC, a Delaware limited liability company, and Oak Park Hospital, an Illinois not-for-profit corporation.

3. Encroachments located mainly on the land described as Parcel 1 as shown on Plat of Survey Number N-123691 prepared by National Survey Service, Inc. dated November 24, 2000, as identified in Chicago Title Insurance Company Commitment for Title Insurance Order No. 1409 008330739 dated March 1, 2006 as item K.

4. Unrecorded Lease Agreement dated December 10, 1999 made by and between Partners 99, LLC, as Lessor, and Rush Presbyterian-St. Luke's Medical Center, as Lessee.

5. Items 3A, 3B, H, I, J, L, M, N, O, P, and Q in Chicago Title Insurance Company Commitment for Title Insurance Order No. 1409 008330739 dated March 1, 2006.