

# UNOFFICIAL COPY

**SPECIAL WARRANTY DEED**  
(Limited Liability Company to Limited Liability Company)  
(Illinois)



Doc#: 0805834022 Fee: \$34.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 02/27/2008 09:44 AM Pg: 1 of 6

THIS INDENTURE, made as of the 21<sup>st</sup> day of February, 2008, between **RENAL INVESTMENT PROPERTIES, L.L.C.**, an Illinois limited liability company, duly authorized to transact business in the State of Illinois, "**Grantor**" and party of the first part, and **ROCKFORD 550 LLC**, an Illinois limited liability company whose address is 10531 Timberwood Circle, Suite D, Louisville, Kentucky 40223, "**Grantee**" and party of the second part, WITNESSETH, that Grantor for and in consideration of the sum of Ten and no/100 Dollars, the receipt whereof is hereby acknowledged, and pursuant to authority of said partnership, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto Grantee and to its successors and assigns, FOREVER, all of its right, title and interest in and to the real property owned by Grantor, situated in the County of Lake and State of Illinois known and described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

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 in 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 Grantee, its successors and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with 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 the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

ITEMS SET FORTH ON EXHIBIT "B" ATTACHED HERETO AND MADE A PART HEREOF.

Permanent Real Estate Index Number(s): See Exhibit A attached hereto  
Address of real estate: See Exhibit A

305329  
DEC 18 3 AK

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IN WITNESS WHEREOF, Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by a member of its Management Committee, the day and year first above written.

RENAL INVESTMENT PROPERTIES, L.L.C., an Illinois limited liability company,

By: *PKenn Flynn*  
Name: *PKenn Flynn*  
Title: Member, Management Committee

SEND SUBSEQUENT TAX BILLS TO:


Chad Middendorf  
Rockford 550 LLC  
10531 Timberwood Circle, Suite D  
Louisville, KY 40223

Prepared by

Patrick E. Brady  
McGuireWoods LLP  
77 W. Wacker Drive  
Suite 4100  
Chicago, Illinois 60601

STATE OF ILLINOIS

STATE TAX



FEB. 27. 08

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000026308

REAL ESTATE TRANSFER TAX
0277650
FP 103037

Mail to

Chad Middendorf  
Rockford 550 LLC  
10531 Timberwood Circle, Suite D  
Louisville, KY 40223

City of Chicago  
Dept. of Revenue  
544860  
02/27/2008 09:19 Batch 07201 26




Real Estate  
Transfer Stamp  
\$20,823.75



Cook County Clerk's Office

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB. 27. 08

REVENUE STAMP

# 0000038571

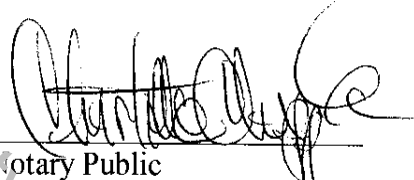
REAL ESTATE TRANSFER TAX
0138825
FP 103042

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STATE OF ILLINOIS)  
 ) SS.  
COUNTY OF COOK )

I, Charlotte Chapple a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that P. Kevin Flynn, personally known to me to be a Member of the Management Committee of RENAL INVESTMENT PROPERTIES, L.L.C., an Illinois limited liability company, personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such member President, he signed and delivered the foregoing instrument as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of February, 2008.

  
\_\_\_\_\_  
Notary Public

My Commission expires 11-01-2008

[SEAL]



PROBATOR OF COOK COUNTY Clerk's Office

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PARCEL 1:

LOTS 1 THROUGH 7 INCLUSIVE IN BLOCK 73 OF SOUTH CHICAGO, A SUBDIVISION OF THE CALUMET & CHICAGO DOCK CO. OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 17, 1874 AS DOCUMENT 145821, IN COOK COUNTY, ILLINOIS..

PARCEL 2:

LOT 8 IN BLOCK 73 IN THE SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 17, 1874 AS DOCUMENT 145821, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF LOT 9 LYING SOUTH OF THE SOUTH LINE OF 92ND STREET IN BLOCK 73 IN THE SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 17, 1874 AS DOCUMENT 145821, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF LOTS 10, 11, 12 AND 13, LYING SOUTH OF THE SOUTH LINE OF 92ND STREET IN BLOCK 73 IN THE SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 17, 1874 AS DOCUMENT 145821, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF LOT 14 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY LINE OF SAID LOT A DISTANCE OF 4.97 FEET EASTERLY FROM THE WESTERLY LINE OF SAID LOT; THENCE WEST ALONG SAID SOUTHERLY LINE TO THE WESTERLY LINE OF SAID LOT; THENCE NORTHERLY ALONG THE WESTERLY LINE OF SAID LOT TO A POINT 20.03 FEET SOUTHERLY FROM THE NORTHERLY LINE OF SAID LOT; THENCE EAST ON THE STREET LINE TO THE POINT OF BEGINNING, BEING ALL THAT PART OF LOT 14 LYING SOUTH OF THE SOUTH LINE OF 92ND STREET IN BLOCK 73 IN THE SUBDIVISION MADE BY CALUMET AND CHICAGO CANAL AND DOCK COMPANY, BEING A SUBDIVISION OF THE EAST 1/2 OF THE WEST 1/2 AND PARTS OF THE EAST FRACTIONAL 1/2 OF FRACTIONAL SECTION 6, NORTH OF THE INDIAN BOUNDARY LINE AND THAT PART OF FRACTIONAL SECTION 6, SOUTH OF THE INDIAN BOUNDARY LINE, LYING NORTH OF THE MICHIGAN SOUTHERN RAILROAD AND FRACTIONAL SECTION 5, NORTH OF THE INDIAN BOUNDARY LINE, ALL IN TOWNSHIP 37 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JANUARY 17, 1874 AS DOCUMENT 145821, IN COOK COUNTY, ILLINOIS.

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## EXHIBIT "A"

### To Transfer Tax Declaration

<b>9200 South Chicago Avenue, Chicago, Illinois 60617</b>			
1.	26-06-400-027	13 sf	Hyde Park Township
2.	26-06-400-028	5,500 sf	Hyde Park Township
3.	26-06-400-029	3,010 sf	Hyde Park Township
4.	26-06-400-030	3,250 sf	Hyde Park Township
5.	26-06-400-031	9,750 sf	Hyde Park Township
6.	26-06-400-032	3,250 sf	Hyde Park Township
7.	26-06-400-033	3,250 sf	Hyde Park Township
8.	26-06-400-034	3,250 sf	Hyde Park Township
9.	26-06-400-035	5,427 sf	Hyde Park Township

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EXHIBIT "B"  
to the 9200-9212 South Chicago Avenue Deed

## PERMITTED EXCEPTIONS

1. Real estate taxes not yet due and payable.
2. Covenants, conditions, easements and restrictions identified on First American Title Policy No. NCS305329-CH1-2 raised on Schedule B as Exceptions 1-~~7~~<sup>6</sup> inclusive, accepted by Grantee. *MS*
3. Zoning laws and ordinances.
4. Matters of survey as disclosed on the survey prepared by Cardinal Land Surveying as Survey No. 1445.
5. Medical Office Building Lease between Renal Investment Properties L.L.C. and National Medical Care, Inc., as amended.
6. Acts of Grantee.

Property of Cook County Clerk's Office