

# UNOFFICIAL COPY

THIS INSTRUMENT PREPARED  
BY

Kris E. Curran  
Ungaretti & Harris LLP  
3500 Three First National Plaza  
Chicago, Illinois 60602



Doc#: 0813633076 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 05/15/2008 10:28 AM Pg: 1 of 8

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## SPECIAL WARRANTY DEED

This Special Warranty Deed, made this 15 day of May 2008, between **BARTMANN RAND, LLC**, an Illinois limited liability company, Grantor, and, **NORTHWEST COMMUNITY HEALTHCARE**, an Illinois not for profit corporation, Grantee, having an address of 800 West Central Road, Arlington Heights, Illinois.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and good and valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, and pursuant to authority of its Members, 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:

As more fully described in 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 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 Grantee, their heirs and assigns forever.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with Grantee, their heirs 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:

Those items described in Exhibit B attached hereto.

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BOX 333-CTV

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

BARTMANN RAND, LLC,  
an Illinois limited liability company

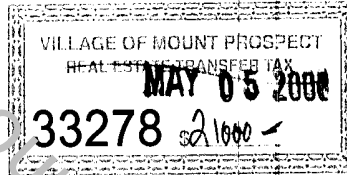
By: Savelli Properties, Inc.,  
an Illinois not-for-profit corporation,  
its sole and managing member

By: James J. Sances  
Name: James Sances  
Title: Treasurer Secretary

**EXEMPT UNDER PROVISIONS OF PARAGRAPH B SECTION 31-45, PROPERTY TAX CODE.**

5/5/08  
DATE James J. Sances  
BUYER SELLER OR REPRESENTATIVE

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )



I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that James Sances personally known to me to be the Treasurer Secretary of Savelli Properties, LLC, an Illinois not-for-profit corporation, the sole and managing member of BARTMANN RAND, LLC, an Illinois limited liability company (the "Company"), 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 he signed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said corporation and company for the uses and purposes therein set forth.

Given under my hand and official seal this 6 day of MAY, 2008.



Melissa Kulik  
Notary Public

**MAIL TO:**  
ALAN J. WOLF  
(NAME)  
ROBBINS, SALOMON + PATT, LTD.  
25 E. WASHINGTON ST  
(ADDRESS)  
SUITE 1000  
CHICAGO, ILL 60602  
(CITY, STATE AND ZIP)

**SEND SUBSEQUENT TAX BILLS TO:**  
LARRY APPEL  
(NAME) COMPTROLLER  
NORTHWEST COMMUNITY HOSPITAL  
3060 SALT CREEK LANE  
(ADDRESS)  
ARLINGTON HEIGHTS, IL  
(CITY, STATE AND ZIP)  
60005

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

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Exhibit A  
Legal Description

LOT 1 IN ALEXIAN CONSOLIDATION, BEING A RESUBDIVISION OF PART OF LOT A AND ALL OF LOT B IN BARTMANN 199 RAND SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST ½ OF THE SOUTHWEST ¼ OF SECTION 27, TOWNSHIP 42 NORTH, RANGE 11 EAST, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF CONSOLIDATION RECORDED MARCH 7, 2008, AS DOCUMENT 0806715111, IN COOK COUNTY, ILLINOIS.

Address: 199 West Rand Road, Mt. Prospect, Illinois

PINs: 03-27-301-019  
03-27-301-025

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## EXHIBIT B

1. TAXES FOR THE YEARS 2007 AND 2008 NOT YET DUE OR PAYABLE.
2. COVENANTS AND RESTRICTIONS (BUT OMITTED ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED MARCH 7, 1991 AS DOCUMENT NO. 91102702 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
3. EASEMENT IN FAVOR OF COMMWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 18828556 AND AS SHOWN AND SET FORTH ON THE PLAT OF BARTMANN 199 RAND SUBDIVISION RECORDED APRIL 18, 1985 AS DOCUMENT 27516851.
4. EASEMENT IN FAVOR OF NORTHERN ILLINOIS GAS COMPANY, AND ITS RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE AND MAINTAIN ALL EQUIPMENT NECESSARY FOR THE PURPOSE OF SERVING THE LAND AND OTHER PROPERTY, TOGETHER WITH THE RIGHT OF ACCESS TO SAID EQUIPMENT, AND THE PROVISIONS RELATING THERETO CONTAINED IN THE GRANT RECORDED AS DOCUMENT NO. 18939169 AND AS SHOWN AND SET FORTH ON THE PLAT OF BARTMANN 199 RAND SUBDIVISION RECORDED APRIL 18, 1985 AS DOCUMENT 27516851.

AFFECTS THE EAST 10 FEET OF THE SOUTH 487.35 FEET OF LOTS A AND B.

5. EASEMENT RESERVED AND GRANTED TO THE CABLE COMMUNICATION SYSTEM FRANCHISE OF THE VILLAGE OF MOUNT PROSPECT AS SHOWN AND SET FORTH ON THE PLAT OF BARTMANN 199 RAND SUBDIVISION RECORDED APRIL 18, 1985 AS DOCUMENT 27516851 TO INSTALL, OPERATE, MAINTAIN AND REMOVE FACILITIES USED IN CONNECTION WITH OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF VIDEO AND AUDIO SIGNALS COMMONLY KNOWN AS A CABLE COMMUNICATION SYSTEM, IN, OVER, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN WITHIN THE DOTTED LINES ON THE PLAT AND MARKED "EASEMENT," TOGETHER WITH THE RIGHT OF ACCESS THERETO.

AFFECTS THE EAST 10 FEET OF THE SOUTH 487.35 FEET OF LOTS A AND B, AND THE PROPERTY DESIGNATED ON THE PLAT FOR STREETS AND ALLEYS.

6. GRANT OF EASEMENT DATED JANUARY 14, 2005 AND RECORDED FEBRUARY 8, 2005 AS DOCUMENT 0503948045, AND GRANT OF EASEMENT ADDENDUM THERETO RECORDED AUGUST 29, 2006 AS DOCUMENT 0624112106, BETWEEN

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LASALLE NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 21, 1982 AND KNOWN AS TRUST NUMBER 55774 AND NOT PERSONALLY, AND EDWARD W. BARTMANN AND CHARLES L. BARTMANN, AS TRUSTEES UNDER TRUST AGREEMENT DATED SEPTEMBER 26, 1989 AND KNOWN AS THE MARIE T. BARTMANN TRUST, AS THE GRANTORS, AND ANNANDALE II, AN ILLINOIS LIMITED PARTNERSHIP, AS THE GRANTEEES. WHEREAS, THE GRANTORS HAVE AGREED TO GRANT TO THE GRANTEEES, AN EASEMENT AND RIGHT OF WAY OVER A PORTION OF THE SAID PARCEL OF LAND AS DESCRIBED IN SCHEDULE A OF THIS COMMITMENT. AN EASEMENT APPURTENANT TO THE GRANTEE'S PARCEL, A NON-EXCLUSIVE, IRREVOCABLE AND PERPETUAL EASEMENT FOR THE USE OF THE GRANTOR'S PARCEL PARKING AREA AND FOR INGRESS AND EGRESS FOR MOTOR VEHICLES AND PEDESTRIANS TO AND FROM THE GRANTEE'S PARCEL AND RAND ROAD FROM AND TO THE GRANTOR'S PARCEL PARKING AREA AND RAND ROAD AND IN ORDER TO USE THE GRANTOR'S PARCEL PARKING AREA FOR THE PARKING OF MOTOR VEHICLES BY PERSONS EMPLOYED ON THE GRANTEE'S PARCEL AND FOR THE GRANTEEES, THE GRANTEEES, TENANTS, SERVANTS, VISITORS AND LICENSEES AT ALL TIMES HEREAFTER, WITH OR WITHOUT VEHICLES OF ANY DESCRIPTION, FOR ALL PURPOSES CONNECTED WITH THE USE AND ENJOYMENT OF SAID LAND OF THE GRANTEEES, FOR WHATEVER PURPOSE THE SAID LAND MAY BE FROM TIME-TO-TIME LAWFULLY USED AND ENJOYED. THE "PARKING AREA" SHALL BE ANY PART OF THE PARKING LOT OF THE GRANTOR'S PARCEL DESIGNATED BY THE GRANTOR AS PARKING FACILITIES ON LOT A, SAID PARKING EASEMENT SHALL BE ON THAT PORTION OF LOT A DELINEATED ON THE TOPOGRAPHIC SURVEY DATED APRIL 21, 1987 HERETO ATTACHED AND MADE A PART HEREOF AS EXHIBIT "1". NO BARRIER, CURB OR OTHER IMPROVEMENT SHALL BE ERRECTED ALONG THE EAST BOUNDARY LINE OF THE GRANTOR'S PARCEL WHICH WOULD PROHIBIT OR PREVENT INGRESS OR EGRESS TO AND FROM THE GRANTOR'S PARKING AREA AND RAND ROAD FROM AND TO THE GRANTEE'S PARCEL AND RAND ROAD BY MOTOR VEHICLES OR PEDESTRIANS.

GRANT OF EASEMENT ADDENDUM RECORDED AUGUST 29, 2006 AS DOCUMENT 0624112106.

7. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN CROSS EASEMENT AGREEMENT RECORDED AUGUST 29, 2006 AS DOCUMENT 0624112105, IN FAVOR OF THE OWNER OF THE LAND LYING WEST OF AN ADJOINING PART OF THE PREMISES IN QUESTION, ITS SUCCESSORS AND ASSIGNS, OF A PERPETUAL, NON-EXCLUSIVE RIGHT AND EASEMENT OVER AND ACROSS THE DRIVE AISLES AND INTERIOR DRIVEWAYS LOCATED ON THE LAND, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM THE LAND LYING WEST, RAND ROAD AND KENSINGTON ROAD, WHICH EASEMENT SHALL RUN WITH THE LAND, AND TOGETHER WITH THE FURTHER PROVISIONS THEREIN CONTAINED.
8. TERMS, PROVISIONS AND CONDITIONS CONTAINED IN CROSS EASEMENT AGREEMENT RECORDED DECEMBER 13, 2006 AS DOCUMENT 0634718106, IN FAVOR OF THE OWNER OF THE LAND LYING WEST OF AND ADJOINING PART

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OF THE PREMISES IN QUESTIONS, ITS SUCCESSORS AND ASSIGNS, OF A PERPETUAL, NON-EXCLUSIVE RIGHT AND EASEMENT OVER AND ACROSS THE DRIVE AISLES AND INTERIOR DRIVEWAYS LOCATED ON THE LAND, FOR PEDESTRIAN AND VEHICULAR INGRESS AND EGRESS TO AND FROM THE LAND LYING WEST AND RAND ROAD, WHICH EASEMENT SHALL RUN WITH THE LAND, AND TOGETHER WITH THE FURTHER PROVISIONS THEREIN CONTAINED.

9. COVENANTS AND RESTRICTIONS (BUT OMITTING ANY SUCH COVENANT OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN UNLESS AND ONLY TO THE EXTENT THAT SAID COVENANT (A) IS EXEMPT UNDER CHAPTER 42, SECTION 3607 OF THE UNITED STATES CODE OR (B) RELATES TO HANDICAP BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PERSONS), CONTAINED IN THE DOCUMENT RECORDED MARCH 6, 2007 AS DOCUMENT NO. 0706526172 WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE.
10. BUILDING AND PARKING SETBACK LINES, AS SHOWN ON PLAT OF ALEXIAN CONSOLIDATION, AFORESAID, OVER THE FOLLOWING DESCRIBED LAND:  
  
10 FEET ALONG THE NORTHWESTERLY LINE AND THE WEST 10 FEET OF A NORTHERLY PORTION OF LOT 1
11. BUILDING SETBACK LINES AS SHOWN ON PLAT OF ALEXIAN CONSOLIDATION, AFORESAID, OVER THE FOLLOWING DESCRIBED LAND:  
  
THE WEST 15 FEET OF A SOUTHERLY PORTION OF LOT 1, THE SOUTH 20 FEET, THE EAST 15 FEET AND THE SOUTHEASTERLY 15 FEET AND THE NORTHEASTERLY 30 FEET OF LOT 1.
12. PARKING SETBACK LINES AS SHOWN ON PLAT OF ALEXIAN CONSOLIDATION, AFORESAID OVER THE FOLLOWING DESCRIBED LAND:  
  
THE WEST 10 FEET OF A SOUTHERLY PORTION OF LOT 1; 10 FEET ALONG THE SOUTH LINE, 10 FEET ALONG THE EAST, SOUTHEASTERLY AND NORTHEASTERLY LINES OF LOT 1.
13. PUBLIC UTILITY AND DRAINAGE EASEMENT AS SHOWN ON PLAT OF ALEXIAN CONSOLIDATION, AND THE PROVISIONS AS APPENDED THERETO, OVER THE FOLLOWING:  
  
THE WEST 5 FEET OF A NORTHERLY PORTION OF LOT 1, THE EAST 5 FEET OF THE WEST 15 FEET OF A SOUTHERLY PORTION OF LOT 1, THE WEST 5 FEET OF THE EAST 15 FEET AND THE SOUTHEASTERLY 5 FEET OF LOT 1.
14. VILLAGE UTILITY EASEMENT FOR WATERMAIN AS SHOWN ON PLAT OF ALEXIAN CONSOLIDATION, AND THE PROVISIONS AS APPENDED THERETO, OVER PORTIONS OF LOT 1.
15. 15 FOOT PUBLIC UTILITY EASEMENT AS SHOWN ON PLAT OF ALEXIAN CONSOLIDATION, AND THE PROVISIONS AS APPENDED THERETO, OVER A PORTION OF LOT 1.

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16. 20 FOOT PRIVATE SANITARY SEWER EASEMENT AS SHOWN ON PLAT OF ALEXIAN CONSOLIDATION, AND THE PROVISIONS AS APPENDED THERETO, OVER AN AREA LOCATED IN THE NORTHEASTERLY CORNER OF THE LAND.

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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 authorized to do business or acquire and hold title to real estate in Illinois, or 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: May 6, 2008

Signature: James J. Jones  
Grantor or Agent

Subscribed and sworn to before me by the said James Jones  
Affiant

this 6 day of May, 2008.

Notary Public Melissa Kulik



The grantee or his agent affirms and verifies that 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 authorized to do business or acquired and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

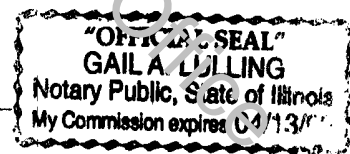
Dated: May 6, 2008

Signature: Alan J Wolf Attorney  
Grantee or Agent

Subscribed and sworn to before me by the said ALAN J WOLF  
Affiant

this 6 day of May, 2008.

Notary Public Gail A. Lulling



NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(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.)