

# UNOFFICIAL COPY

This instrument prepared by:

Erick Harris  
Foley & Lardner LLP  
321 North Clark Street  
Suite 2800  
Chicago, Illinois 60654-5313

And after recording return to:

Erick Harris  
Foley & Lardner LLP  
321 North Clark Street  
Suite 2800  
Chicago, Illinois 60654-5313



Doc#: 1118216050 Fee: \$52.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 07/01/2011 02:37 PM Pg: 1 of 9

(Above Area For Recorder's Use)

## TERMINATION AGREEMENT

This Termination Agreement (this "**Agreement**") is made and entered into as of this 1<sup>st</sup> day of July, 2011, by and between LOYOLA UNIVERSITY MEDICAL CENTER, an Illinois not-for-profit corporation ("**LUMC**") and LOYOLA UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation ("**Loyola**").

### RECITALS:

BOX 15

WHEREAS, Loyola, as grantor, and LUMC, as grantee, are parties to (i) a Warranty Deed dated September 28, 1995 and recorded October 3, 1995 as Document Number 95671593 and (ii) a Warranty Deed dated September 28, 1995 as Document Number 95671594 (each, a "**Warranty Deed**") for the property commonly known as 2160 South First Avenue, Maywood, Illinois, as legally described on Exhibit A attached hereto;

WHEREAS, each Warranty Deed contains the following reversionary rights, running in favor of Loyola (collectively, the "**Reversionary Rights**"): "Upon dissolution of Loyola University Medical Center, all title to the Real Estate then owned by Loyola University Medical Center shall be reconveyed to Loyola University of Chicago as its sole and absolute property, subject to all then existing liens, mortgages and encumbrances"; and

WHEREAS, LUMC and Loyola now hereby desire to terminate the Reversionary Rights, effective as of the date hereof.

NOW, THEREFORE, in consideration of the foregoing recitals and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged,

999010 557 NK

# UNOFFICIAL COPY

LUMC and Loyola hereby agree that, as of the date hereof, the Reversionary Rights are terminated, void, and of no further legal effect.

This Agreement may be executed in one or more identical counterparts, all of which, when taken together shall constitute one and the same instrument.

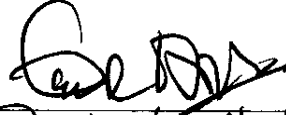
*[Signatures appear on following page]*

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, LUMC and Loyola have executed this Termination Agreement as of the date set forth above.

LOYOLA UNIVERSITY MEDICAL CENTER, an Illinois not-for-profit corporation

By:   
 Name: Paul H. Whelton  
 Title: President and CEO

LOYOLA UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation

By: \_\_\_\_\_  
 Name: Michael J. Garanzini, S.J.  
 Title: President

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

IN WITNESS WHEREOF, LUMC and Loyola have executed this Termination Agreement as of the date set forth above.

LOYOLA UNIVERSITY MEDICAL CENTER, an Illinois not-for-profit corporation

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

LOYOLA UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation

By: Michael J. Garanzini  
Name: Michael J. Garanzini, S.J.  
Title: President

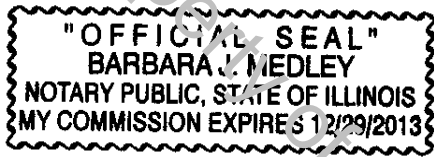
Property of Cook County Clerk's Office

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, BARBARA J. MEDLEY, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PAUL K. WHELTON PRESIDENT CEO of LOYOLA UNIVERSITY MEDICAL CENTER, an Illinois not-for-profit corporation, who is 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 own free and voluntary act and as the free and voluntary act of said not for profit corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 23<sup>RD</sup> day of JUNE, 2011.



Barbara J. Medley  
Notary Public

My Commission Expires: 12/29/13

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, \_\_\_\_\_, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Michael J. Garanzini, S.J., President of LOYOLA UNIVERSITY OF CHICAGO, an Illinois not-for-profit corporation, who is 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 own free and voluntary act and as the free and voluntary act of said not for profit corporation, for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal this 24<sup>th</sup> day of July, 2011.



Ellen Kane Munro  
Notary Public

My Commission Expires: \_\_\_\_\_

# UNOFFICIAL COPY

## EXHIBIT A

### LUMC PROPERTY

THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:  
COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 23 THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 23 A DISTANCE OF 994.87 FEET TO A POINT; THENCE NORTH 89 DEGREES 59 MINUTES 15 SECONDS WEST A DISTANCE OF 60.00 FEET TO A POINT ON THE WEST LINE OF FIRST AVENUE AS DEDICATED PER DOCUMENT RECORDED FEBRUARY 25, 1970 AS DOCUMENT NO. 21087931; THENCE SOUTH 00 DEGREES 53 MINUTES 27 SECONDS EAST ALONG SAID WEST LINE OF FIRST AVENUE A DISTANCE OF 613.99 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 30 MINUTES 05 SECONDS WEST A DISTANCE OF 131.08 FEET; THENCE NORTH 00 DEGREES 01 MINUTES 47 SECONDS WEST A DISTANCE OF 311.96 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE SOUTHERLY FACE OF AN EXISTING CONCRETE WALL OF LOYOLA UNIVERSITY MEDICAL CENTER BUILDING NO. 101; THENCE NORTH 89 DEGREES 57 MINUTES 03 SECONDS WEST ALONG SAID EASTERLY EXTENSION AND SOUTHERLY FACE OF WALL A DISTANCE OF 132.78 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 49 SECONDS EAST ALONG THE WESTERLY FACE OF SAID BUILDING NO. 101 AND THE SOUTHERLY EXTENSION THEREOF A DISTANCE OF 190.26 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE SOUTHERLY FACE OF BUILDING NO. 102; THENCE SOUTH 87 DEGREES 11 MINUTES 35 SECONDS WEST ALONG THE SAID EASTERLY EXTENSION AND THE SOUTHERLY FACE OF BUILDING NO. 102 A DISTANCE OF 65.11 FEET TO A POINT ON THE EASTERLY FACE OF BUILDING NO. 104; THENCE NORTH 00 DEGREES 03 MINUTES 11 SECONDS EAST ALONG SAID EASTERLY FACE OF BUILDING NO. 104 A DISTANCE OF 11.25 FEET TO A POINT ON THE SOUTHERLY FACE OF BUILDING NO. 102; THENCE SOUTH 89 DEGREES 59 MINUTES 05 SECONDS WEST ALONG SAID SOUTHERLY FACE OF BUILDING NO. 102 AND THE WESTERLY EXTENSION THEREOF A DISTANCE OF 221.83 FEET; THENCE SOUTH 00 DEGREES 02 MINUTES 06 SECONDS EAST A DISTANCE OF 125.49 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 55 SECONDS WEST A DISTANCE OF 20.01 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 45 SECONDS EAST A DISTANCE OF 170.18 FEET TO THE NORTH FACE OF CORRIDOR "A"; THENCE NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST ALONG SAID NORTH FACE OF CORRIDOR "A" A DISTANCE OF 28.04 FEET TO THE WESTERLY FACE OF CORRIDOR "B"; THENCE SOUTH 00 DEGREES 00 MINUTES 33 SECONDS EAST ALONG SAID WESTERLY FACE OF CORRIDOR "B" A DISTANCE OF 160.16 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 191.76 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY FACE OF THE SECOND FLOOR OVERHANG AT THE WEST FACE OF BUILDING NO. 110; THENCE NORTH 00 DEGREES 00 MINUTES 57 SECONDS EAST ALONG SAID SOUTHERLY EXTENSION AND WESTERLY FACE A DISTANCE OF 104.22 FEET;

# UNOFFICIAL COPY

THENCE SOUTH 89 DEGREES 59 MINUTES 03 SECONDS EAST ALONG THE NORTHERLY FACE OF SAID OVERHANG A DISTANCE OF 16.00 FEET; THENCE NORTH 44 DEGREES 35 MINUTES 17 SECONDS EAST ALONG THE NORTHWESTERLY FACE OF SAID OVERHANG A DISTANCE OF 19.95 FEET TO THE WESTERLY FACE OF BUILDING NO. 110; THENCE NORTH 00 DEGREES 00 MINUTES 57 SECONDS EAST ALONG SAID WESTERLY FACE AND THE NORTHERLY EXTENSION THEREOF A DISTANCE OF 42.06 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 03 SECONDS WEST A DISTANCE OF 10.33 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 51 SECONDS WEST A DISTANCE OF 110.55 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 54 SECONDS EAST A DISTANCE OF 131.94 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 37 SECONDS WEST A DISTANCE OF 164.72 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 00 SECONDS EAST A DISTANCE OF 232.90 FEET; THENCE NORTH 89 DEGREES 48 MINUTES 55 SECONDS EAST A DISTANCE OF 105.75 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS EAST A DISTANCE OF 92.81 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 38 SECONDS EAST A DISTANCE OF 23.23 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 22 SECONDS EAST A DISTANCE OF 44.26 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 38 SECONDS WEST A DISTANCE OF 17.08 FEET; THENCE SOUTH 00 DEGREES 09 MINUTES 38 SECONDS EAST A DISTANCE OF 200.57 FEET TO THE NORTH LINE OF CORRIDOR "C"; THENCE NORTH 89 DEGREES 59 MINUTES 58 SECONDS EAST ALONG SAID NORTH FACE OF CORRIDOR "C" A DISTANCE OF 245.00 FEET TO THE EAST FACE OF CORRIDOR "B"; THENCE SOUTH 00 DEGREES 02 MINUTES 16 SECONDS WEST ALONG SAID EAST FACE OF CORRIDOR "B" A DISTANCE OF 663.26 FEET; THENCE NORTH 89 DEGREES 56 MINUTES 08 SECONDS EAST A DISTANCE OF 527.78 TO THE WEST LINE OF AFORESAID FIRST AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST ALONG SAID WEST LINE OF FIRST AVENUE A DISTANCE OF 795.27 FEET; THENCE NORTH 00 DEGREES 53 MINUTES 27 SECONDS WEST ALONG SAID WEST LINE OF FIRST AVENUE A DISTANCE OF 31.11 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS

ALSO

THAT PART OF THE WEST 1/2 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF THE WEST 1/2 OF SAID SECTION 23; THENCE SOUTH 00 DEGREES 00 MINUTES 10 SECONDS EAST ALONG THE EAST LINE OF THE WEST 1/2 OF SAID SECTION 23 A DISTANCE OF 3592.04 FEET TO A POINT IN THE EASTERLY PROLONGATION OF THE NORTH LINE OF AN EXISTING CYCLONE TYPE WIRE FENCE (SAID LINE ALSO BEING THE SOUTH PROPERTY LINE OF LOYOLA UNIVERSITY MEDICAL CENTER AS DESCRIBED IN A PLAT OF SURVEY PREPARED BY JAMES, SCHAEFFER AND SCHIMMING, INC. DATED JULY 30TH, A.D. 1962); THENCE NORTH 89 DEGREES 57 MINUTES 55 SECONDS WEST ALONG SAID PROLONGATION A DISTANCE OF 60.00 FEET TO A POINT ON THE WESTERLY LINE OF FIRST AVENUE, SAID POINT BEING THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 00 MINUTES 10 SECONDS WEST ALONG THE SAID WESTERLY LINE OF



# UNOFFICIAL COPY

FIRST AVENUE A DISTANCE OF 76.24 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 27 SECONDS WEST A DISTANCE OF 193.09 FEET; THENCE SOUTH 85 DEGREES 35 MINUTES 19 SECONDS WEST A DISTANCE OF 151.17 FEET; THENCE SOUTH 89 DEGREES 44 MINUTES 48 SECONDS WEST A DISTANCE OF 219.96 FEET TO A POINT IN THE CENTERLINE OF EXISTING PAVEMENT OF THIRD AVENUE; THENCE NORTH 00 DEGREES 04 MINUTES 42 SECONDS EAST ALONG THE CENTERLINE OF EXISTING PAVEMENT OF THIRD AVENUE A DISTANCE OF 333.77 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF EXISTING PAVEMENT OF EAST "F" STREET; THENCE NORTH 89 DEGREES 58 MINUTES 49 SECONDS EAST ALONG THE CENTERLINE OF EXISTING PAVEMENT OF EAST "F" STREET A DISTANCE OF 482.86 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 50 SECONDS EAST A DISTANCE OF 538.54 FEET TO A POINT IN THE EASTERLY EXTENSION OF THE NORTHERLY FACE OF BUILDING NO. 106; THENCE NORTH 89 DEGREES 58 MINUTES 54 SECONDS WEST ALONG SAID EASTERLY EXTENSION AND NORTHERLY FACE A DISTANCE OF 259.51 FEET TO A POINT OF INTERSECTION WITH THE WESTERLY FACE OF BUILDING NO. 112; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS, WEST ALONG THE WESTERLY FACE OF BUILDING NO. 112 A DISTANCE OF 86.27 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE MOST NORTHERLY FACE OF BUILDING NO. 139; THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST ALONG THE EASTERLY EXTENSION AND THE NORTHERLY FACE OF BUILDING NO. 139 A DISTANCE OF 120.50 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS WEST ALONG A WESTERLY FACE OF BUILDING 139 A DISTANCE OF 13.92 FEET; THENCE NORTH 89 DEGREES 58 MINUTES 51 SECONDS WEST ALONG A NORTHERLY FACE OF BUILDING NO. 139 A DISTANCE OF 31.11 FEET; THENCE SOUTH 00 DEGREES 01 MINUTES 09 SECONDS WEST ALONG THE MOST WESTERLY FACE OF BUILDING NO 139 A DISTANCE OF 5.87 FEET TO A POINT OF INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTHERLY FACE OF AN EXISTING 6 STORY PARKING GARAGE; THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE EASTERLY EXTENSION AND NORTHERLY FACE OF SAID PARKING GARAGE A DISTANCE OF 330.21 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 02 SECONDS EAST ALONG AN EASTERLY FACE OF SAID PARKING GARAGE A DISTANCE OF 8.65 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY FACE OF SAID PARKING GARAGE A DISTANCE OF 26.55 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST ALONG A WESTERLY FACE OF SAID EXISTING PARKING GARAGE A DISTANCE OF 8.65 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 17 SECONDS WEST ALONG THE NORTHERLY FACE OF SAID PARKING GARAGE AND THE WESTERLY EXTENSION THEREOF A DISTANCE OF 176.85 FEET TO A POINT ON A LINE BEING 15 FEET WEST OF AND PARALLEL WITH THE CENTERLINE OF EXISTING PAVEMENT OF FIFTH AVENUE (SAID LINE ALSO BEING THE COMMON PROPERTY LINE BETWEEN LOYOLA UNIVERSITY MEDICAL CENTER AND HINES VETERANS ADMINISTRATION HOSPITAL); THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 813.81 FEET; THENCE SOUTH 89 DEGREES 57 MINUTES 54 SECONDS EAST A DISTANCE OF 36.50 FEET TO A POINT ON A LINE BEING 21.50 FEET EAST OF



# UNOFFICIAL COPY

AND PARALLEL WITH THE CENTERLINE OF EXISTING PAVEMENT OF FIFTH AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS WEST ALONG SAID PARALLEL LINE A DISTANCE OF 188.09 FEET TO A POINT ON THE WESTERLY PROLONGATION OF THE AFORESAID EXISTING CYCLONE TYPE WIRE FENCE; THENCE SOUTH 89 DEGREES 57 MINUTES 55 SECONDS EAST ALONG SAID PROLONGATION AND THE NORTHERLY FACE OF SAID FENCE A DISTANCE OF 988.58 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2160 S. FIRST AVENUE, MAYWOOD, ILLINOIS 60153

PIN: 12-35-302-016, 12-35-302-017, 12-35-302-018, 12-35-302-019, 12-35-302-020,  
12-35-302-030, 12-35-302-035, 12-35-302-036,