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This document prepared by:
Craigne M. O'Brien
Greensfelder, Hemker & Gale, P.C.
10 S. Broadway, suite 2000
St. Louis, Missouri 63102

Doc#: 0822401120 Fee: \$60.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 08/11/2008 12:08 PM Pg: 1 of 13

After recording send to:
Anthony Frink
Holland B Knight LLP
131 S. Dearborn St, 3rd Floor
Chicago, IL 60603



Doc#: 1206222034 Fee: \$62.00
Eugene "Gene" Moore RHSP Fee:\$10.00
Cook County Recorder of Deeds
Date: 03/02/2012 11:26 AM Pg: 1 of 13

84424980348

NCS- 5/25/04
1962 6/21/08

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the 30th day of July, 2008, by and between SSM REGIONAL HEALTH SERVICES, a Missouri nonprofit corporation ("**Grantor**") and MSMC REALTY, LLC, a Delaware limited liability company ("**Grantee**").

WITNESSETH:

That for and in consideration of Ten Dollars (\$10.00), cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the Grantor has bargained and sold and does hereby grant, bargain and sell unto the Grantee the following real estate, situated and being in the County of Cook, State of Illinois, described on Exhibit A attached hereto and made a part hereof (the "**Property**").

TO HAVE AND TO HOLD THE aforesaid Property, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, its heirs, or successors and assigns in fee simple forever.

Grantor does hereby covenant with Grantee that Grantor is the owner of an indefeasible estate in fee simple and that the title and quiet possession to the Property it will warrant and forever defend against the lawful encumbrances of all persons claiming by, through or under Grantor, but not further or otherwise, subject, however, to all items listed on Exhibit B attached hereto and made a part hereof ("**Permitted Exceptions**").

Address of Property

Permanent Real Estate Index Numbers

12831 Gregory (Lot D)
12831 Gregory (Lot D)
12850 Irving Ave. (Lot C)
12850 Irving Ave. (Lot C)

25-31-105-022-0000
25-31-105-023-0000
25-31-105-030-0000
25-31-105-046-0000

Rerecord to correct scrivener's error in the land description

Box 400-CTCC

12/11/11
198

13

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12850 Irving Ave. (Lot C)	25-31-105-047-0000
12836 Irving Ave. (Lot C)	25-31-105-052-0000
2250 Irving Road	25-31-105-053-0000
12843 Gregory St. (Lot D)	25-31-105-058-0000
12834 Irving Ave. (Lot C)	25-31-105-061-0000
12843 Gregory St. (Lot D)	25-31-105-062-0000
12829 Gregory St. (Lot D)	25-31-105-064-0000
12921 Western Ave. (Lot E)	25-31-113-001-0000
12921 Western Ave. (Lot E)	25-31-113-002-0000
2329 Union (Lot E)	25-31-113-011-0000
12921 Western Ave. (Lot E)	25-31-113-021-0000
2310 York/12930 S. Gregory St. (Pavillion)	25-31-114-004-0000
12955 Western Ave. (Land Western & York)	25-31-114-005-0000
12955 Western Ave. (Land Western & York)	25-31-114-008-0000
12935 Gregory (Hospital)	25-31-115-001-0000
12935 Gregory (Hospital)	25-31-115-002-0000
12935 Gregory (Parking Lot Gregory & York)	25-31-115-003-0000
12935 Gregory (Boiler House)	25-31-115-004-0000
12935 Gregory (Parking Lot Gregory & York)	25-31-115-005-0000
12935 Gregory (Parking Lot Gregory & York)	25-31-115-006-0000
12909 Irving Ave. (Hospice House)	25-31-116-030-0000
13000 Irving Ave. (Lot B)	25-31-120-003-0000
13001 Irving Ave. (Lot A)	25-31-123-001-0000

THIS IS NOT HOMESTEAD PROPERTY.

Exempt under provisions of Paragraph (b) of 35 ILCS 200/31-45.

AK 7/30/08

[SIGNATURE PAGE TO FOLLOW]

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SIGNATURE PAGE SPECIAL WARRANTY DEED

WITNESS the signature of the Grantor the day and year first above written.

SSM REGIONAL HEALTH SERVICES,
a Missouri nonprofit corporation

By: *Sister Mary Jean Ryan*
Name: Sister Mary Jean Ryan, FSM
Title: President

STATE OF MISSOURI)
) ss.
COUNTY OF ST. LOUIS)

On this 23rd day of July, 2008 before me, a Notary Public in and for said state, personally appeared Sister Mary Jean Ryan, FSM, being the President of SSM Regional Health Services, a Missouri nonprofit corporation, known to me to be the person who executed the within Special Warranty Deed in behalf of said corporation, and that said instrument was signed in behalf of said corporation by authority of its Board of Directors, and she acknowledged to me that she executed the same for the purposes therein stated.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

June L. Pickett
Notary Public

My term expires: |

JUNE L. PICKETT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
Commission Number 07514700
My commission expires July 29, 2011

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EXHIBIT A

Legal Description

TRACT I:

PARCEL 1:

LOTS 5 AND 6 IN UHLICH'S SUBDIVISION OF PART OF BLOCK 7 IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 25-31-114-008

PARCEL 2:

THAT PART OF BLOCKS 10 AND 12 LYING WEST OF THE WEST LINE OF IRVING STREET IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 25-31-115-002 and 25-31-115-001

PARCEL 3:

THAT PART OF BLOCK 8 LYING WEST OF THE WEST LINE OF IRVING STREET (EXCEPT THE SOUTH 50 FEET OF THE WEST 181.5 FEET) IN SANDER'S SECOND ADDITION TO THE TOWN OF BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PIN: 25-31-115-003, 25-31-115-004 and 25-31-115-005

PARCEL 4:

THAT PART OF BLOCK 8 IN SANDER'S SECOND ADDITION TO BLUE ISLAND, A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH WEST CORNER OF SAID BLOCK 8; THENCE RUNNING EAST ON THE SOUTH LINE OF BLOCK 8 181.5 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID BLOCK 50 FEET; THENCE WEST

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PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 8 181.5 FEET TO THE WEST LINE OF SAID BLOCK; THENCE SOUTH ALONG THE WEST LINE OF SAID BLOCK 8 50 FEET TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-115-006

TRACT II:

THE NORTH 10 FEET OF LOT 39 AND LOT 40 (EXCEPT THE WEST 200 FEET AND EXCEPT THE NORTH 34 FEET OF SAID LOT 40) IN J. P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-061 and 25-31-105-062

TRACT III:

PARCEL 1:

LOTS 1, 2, 3 AND THE SOUTH 6 FEET OF LOT 4 IN THE SUBDIVISION OF LOT 39 (EXCEPT THE NORTH 10 FEET THEREOF) IN J. P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 25-31-105-046, 25-31-105-047 and 25-31-105-053

PARCEL 2:

THE EAST 105 FEET OF LOT 8 IN BLOCK 3 IN WATTLE'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PIN: 25-31-105-030

PARCEL 3:

THE SOUTH 75 FEET OF LOT 7 (EXCEPT THE WEST 160 FEET THEREOF) IN BLOCK 3 IN WATTLE'S ADDITION TO BLUE ISLAND, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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PIN: 25-31-105-064

TRACT IV:

ALL OF LOT 5 AND LOT 4 (EXCEPT THE SOUTH 6 FEET THEREOF) IN THE SUBDIVISION OF LOT 39 (EXCEPT THE NORTH 10 FEET THEREOF) IN J. P. YOUNG'S SECOND ADDITION TO BLUE ISLAND, IN THE NORTHWEST $\frac{1}{4}$ OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-105-052

TRACT V:

THE SOUTH 31.50 FEET OF THE SOUTH 60 FEET MEASURED ON THE WEST LINE OF THAT PART OF BLOCK 12 IN SANDER'S SECOND ADDITION TO BLUE ISLAND, DESCRIBED AS FOLLOWS, TO WIT: COMMENCING AT THE NORTHEAST CORNER OF BLOCK 12; THENCE RUNNING WEST PARALLEL WITH THE SOUTH LINE OF SAID BLOCK 12, 169-1/2 FEET; THENCE RUNNING SOUTH 100 FEET; THENCE RUNNING EAST, PARALLEL WITH THE NORTH LINE OF SAID BLOCK 12, TO ROCK ISLAND DUMMY RAILROAD RIGHT OF WAY; THENCE RUNNING NORTH, ALONG SAID RIGHT OF WAY, TO THE POINT OF BEGINNING, IN SECTION 31, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 25-31-116-030

TRACT VI:

Block 7 in Sander's Second Addition to Blue Island, a Subdivision of part of the South half of the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Blue Island except that part of said Block 7 described and bounded as follows: Commencing at the Southwest corner of said Block 7; thence running East on the South line of said Block 132.4 feet; thence North, parallel with the West line of said block, to a point in the North line of said Block 132.4 feet East of the Northwest corner of said Block 7; thence West along the North line of said Block 132.4 feet, to the Northwest corner thereof; thence South, along the West line of said Block, to the place of beginning, in Cook County, Illinois.

PIN: 25-31-114-004

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TRACT VII:

PARCEL 1:

The North 50 feet of Lot 5, together with the West half of the vacated alley lying East and adjoining said North 50 feet of Lot 5, in Bourke's Subdivision of Block 11 in Sanders Second Addition to Blue Island in the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-113-001

PARCEL 2:

The North 39 feet of the South 79 feet of Lot 5, together with the West half of the vacated alley lying East and adjoining said North 39 feet of the South 79 feet of Lot 5, in Bourke's Subdivision of Block 11 in Sanders Second Addition to Blue Island in the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-113-002

TRACT VIII:

Lots 9, 8 and the South 22 feet of Lot 7, together with the West half of the vacated alley lying East and adjoining said Lots 9, 8 and the South 22 feet of Lot 7, in Bourke's Subdivision of Block 11 in Sanders Second Addition to Blue Island in the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-113-021

TRACT IX:

PARCEL 1:

That part of Block 7 in Sander's Second Addition to the Town of Blue Island, a Subdivision of part of the South half of the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, described as follows:

Commencing at the Southwest corner of said Block 7; thence East, along the South line of said Block, 116.4 feet; thence North 60 feet; thence West 116.4 feet to the West line of said Block; thence South 60 feet to the place of beginning, in Cook County, Illinois.

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PARCEL 2:

Lot 7 in Uhlich's Subdivision of part of Block 7 in Sander's Second Addition to the Town of Blue Island, a Subdivision of part of the South half of the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-114-005

(PIN applies to PARCELS 1 and 2)

TRACT X:**PARCEL 1:**

Lots 1, 2, 9, 10 and 3 (except the West 30 feet of said Lot 3) and Lot 8 (except the West 30 feet of said Lot 8) in Block 5 in Sander's ~~Second~~ Addition to the Town of Blue Island, a Subdivision of part of the South half of the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-120-003

PARCEL 2:

Block 4 (except part conveyed to railroad) in Sander's ~~Second~~ Addition to the Town of Blue Island, a Subdivision of part of the South half of the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-123-001

TRACT XI:**PARCEL 1:**

The North 75 feet of the South 89 feet (except the East 214 feet) of Lot 41 in J.P. Young's Second Addition to Blue Island, in the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-105-022

PARCEL 2:

The West 200 feet of Lot 40 and the West 200 feet of the South 14 feet of Lot 41 in J.P. Young's Second Addition to Blue Island, in the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian in Cook County, Illinois.

PIN: 25-31-105-023

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TRACT XII:

The West 100 feet of the East 208 feet of Lot 40 and the West 100 feet of the East 208 feet of the South 4 feet of Lot 41, all in J.P. Young's Second Addition to Blue Island, in the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-105-058

TRACT XIII:

The East 100 feet of Lots 1 and 2 in Bourke's Subdivision of Block 11 in Sander's Second Addition to Blue Island, in the Northwest quarter of Section 31, Township 37 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 25-31-113-011

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EXHIBIT B

Permitted Exceptions

- (a) Grant of Easement recorded October 31, 1966 as document 19982195 in favor of Illinois Bell Telephone Company, an Illinois corporation, its lessees, successors and assigns, the right to construct, operate, maintain, renew, relocate and remove, telephone and electric lines consisting of markers, test-terminals, wires, cables and associated equipment, together with the right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant over the West 3 feet of the East 105 feet of Lot 8, Block 3 in Wattle's Addition to Blue Island. (TRACT III, PARCEL 2)
- (b) Easement recorded October 31, 1966 as document 19982196 made by Dora Marshall to the Illinois Bell Telephone Company, the right to construct, operate, maintain and remove telephone and electric lines consisting of wires, cables and associated equipment, together with the right of access to the same including the right to clear and keep cleared such trees, roots, bushes and other obstructions from the surface and subsurface as may be required, upon, over, under, along and across the South 5.00 feet of the East 35.00 feet of the West 195.00 feet of Lot 40; the East 5.00 feet of Lot 40 and the East 5.00 feet of the West 200.00 feet of the South 17.00 feet of Lot 41. (TRACT XI)
- (c) Grant of Easement recorded October 31, 1966 as document 19982197 in favor of Illinois Bell Telephone Company, an Illinois corporation, its lessees, successors and assigns, the right to construct, operate, maintain, renew, relocate and remove, telephone and electric lines consisting of markers, test-terminals, wires, cables and associated equipment, together with the right of access to the same and the right, from time to time, to trim or remove trees, bushes and saplings and to clear obstructions from the surface and subsurface as may be reasonably required incident to the grant over the South 5 feet of the East 38 feet of the West 198 feet and the East 5 feet of the West 176 feet of the North 70 feet of the South 75 feet of Lot 7, Block 3 in Wattle's Addition to Blue Island. (TRACT III, PARCEL 3)
- (d) Easement for ingress and egress as created by Declaration of Easement recorded September 4, 1992 as document 92661925. (TRACT III, PARCEL 3)
- (e) Party concrete driveway on the North 8.00 feet of the Land of TRACT V, PARCEL 1.
- (f) Laws regulating the use or enjoyment of the Property.
- (g) Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- (h) All real estate taxes, special assessments and installments thereof for the year 2007 not yet due as of the date hereof and subsequent years (excluding rollback taxes and assessments by any taxing authority for prior years due to change in land usage, if any).

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- (i) Encroachment of parking spaces located mainly on TRACT X, PARCEL 1, onto public property east and adjoining by an undisclosed amount.
- (j) Encroachment of parking spaces onto York Street, North of TRACT X, PARCEL 2, and onto property South and adjoining said TRACT X, PARCEL 2, including over a portion of New Street and Block 3.
- (k) Any non-monetary Encumbrances which do not materially interfere with the use or operation of the business in a manner consistent with the current use thereof.
“Encumbrances” means any mortgages, pledges, assessments, security interests, leases, subleases, liens, restrictions, adverse claims, levies, rights of way, easements, covenants, charges or other encumbrances of any kind or any conditional sale contracts, title retention contract or other contract to give or refrain from the foregoing.

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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 and hold title to real estate under the laws of the State of Illinois.

SSM Health Care Corporation

Date: July 23, 2008 By: Sister Mary Jean Ryan
Signature: _____
Grantor or Agent
Sister Mary Jean Ryan, FSM, President

SUBSCRIBED and SWORN to before me on 7/23/08.

JUNE L. PICKETT
Notary Public - Notary Seal
STATE OF MISSOURI
St. Louis County
Commission Number 07514783
My commission expires July 29, 2011


June L. Pickett
Notary Public

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 acquire 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.

SSM Regional Health Services

Date: July 29, 2008 By: Chalene M. Olson
Signature: _____
Grantee or Agent

SUBSCRIBED and SWORN to before me on .

 **DANA L. BRACKEEN**
My Commission Expires
April 14, 2011
St. Louis City
Commission #07426531

Dana L. Brackeen
Notary Public
Dana L. Brackeen

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 a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Act.]

UNOFFICIAL COPY**PLAT ACT AFFIDAVIT**

STATE OF ILLINOIS

} SS

COUNTY OF COOK

Chalgne M. O'Brien

, being duly sworn on oath, states that She
 resides at 955 Greedy Avenue, Webster Groves, MO 63119. That the attached deed is not in
 violation of 765 ILCS 205/1 for one of the following reasons:

1. Said Act is not applicable as the grantors own no adjoining property to the premises described in said deed;
 OR
 the conveyance falls in one of the following exemptions as shown by Amended Act which became effective July 17, 1959.
2. The division or subdivision of the land into parcels or tracts of five acres or more of size which does not involve any new streets or easements of access.
 3. The division of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 4. The sale or exchange of parcels of land between owners of adjoining and contiguous land.
 5. The conveyance of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easement of access.
 6. The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 7. The conveyance of land for highway or other public purposes or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with public use.
 8. Conveyances made to correct descriptions in prior conveyances.
 9. The sale or exchange of parcels or tracts of land existing on the date of the amendatory Act into no more than two parts and not involving any new streets or easements of access.

CIRCLE NUMBER ABOVE WHICH IS APPLICABLE TO ATTACHED DEED.

Affiant further states that She makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, Illinois, to accept the attached deed for recording.

Chalgne M. O'Brien

SUBSCRIBED AND SWORN to before me

this 21 day of July, 2008.

Cristina E. Spicer

Notary public



CRISTINA E. SPICER
 My Commission Expires
 December 2, 2011
 St. Louis County
 Commission #07390656