



Doc#: 1209631062 Fee: \$56.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/05/2012 04:05 PM Pg: 1 of 10

**SPECIAL
WARRANTY
DEED**

THIS INDENTURE, made this 5th day of April, 2012 between HCRI Illinois Properties, LLC a limited liability company created and existing under and by virtue of the laws of the State of Delaware and duly authorized to transact business in the State of Illinois of 4500 Dorr Street, Toledo, Ohio 43615, party of the first part, and Winchester Acquisition, LLC, a limited liability company created and existing under the laws of Illinois of 2096 Cumberland Hills Parkway, Henderson, Nevada 89052, party of the second part, **WITNESSETH**, that the party of the first part, for and in consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to its' heirs and assigns, FOREVER, all the following described real estate, situated in the County of Cook, State of Illinois known and described as follows, to wit:

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

Permanent Real Estate Index Numbers:

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

Address of real estate: 4501 Winchester Avenue, Chicago, Illinois 60640

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 the party of the first part, 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 the party of the second part, its' heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, its' 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 all conditions, restrictions, easements and encumbrances listed on Exhibit C; zoning ordinances and governmental regulations; and the lien of real estate taxes and installments of assessments not yet due and payable.

Handwritten notes and stamps: SC, P, SC, INT, with a signature and date 4/10/12.

8887049 1 of 2 AS D2

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

HCRI ILLINOIS PROPERTIES, LLC

By: HEALTH CARE REIT, INC., Its Sole Member

By: Erin C. Ibele

Erin C. Ibele
Senior Vice President – Administration and Corporate Secretary

THIS DOCUMENT WAS PREPARED BY:

Mr. John Gillespie
Shumaker, Loop & Kendrick, LLP
41 South High Street, Suite 2400
Columbus, Ohio 43215

AFTER RECORDING, THIS DOCUMENT SHOULD BE RETURNED TO:

Mr. William J. Ralph
Barton & Ralph LLP
180 N. LaSalle #1820
Chicago, Illinois 60601

SUBSEQUENT TAX BILLS SHOULD BE MAILED TO:

Winchester Acquisition, LLC
2096 Cumberland Hills Parkway
Henderson, Nevada 89052

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STATE OF OHIO
COUNTY OF LUCAS



The foregoing instrument was acknowledged before me this 1st day of March 2012, by Erin C. Ibele, Senior Vice President – Administration and Corporate Secretary of Health Care REIT, Inc., the sole member of HCRI Illinois Properties, LLC on behalf of said entity. Erin C. Ibele is personally known to me or has produced _____ as identification.

Donna J. Lunsford
Notary Public, State of Ohio




DONNA J. LUNS福德
Notary Public
In and for the State of Ohio
My Commission Expires
April 22, 2012

Printed Notary's Name _____
My Commission Expires: _____

REAL ESTATE TRANSFER		04/05/2012
	COOK	\$650.00
	ILLINOIS:	\$1,300.00
	TOTAL:	\$1,950.00

14-18-212-037-1001 | 20120301600610 | US0XGE

REAL ESTATE TRANSFER		04/05/2012
	CHICAGO:	\$9,750.00
	CTA:	\$3,900.00
	TOTAL:	\$13,650.00

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EXHIBIT A

Legal Description

Parcel 1:

Lots 1, 2 and 3 of Samuel Brown Jr.'s Subdivision of Lois 13 and 14 in Block 14 in Ravenswood being a subdivision of part of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 18, and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian;

Together with

Lots 1 and 2 in Felix Canda's Resubdivision of Lot 15 in Block 14 in Ravenswood aforesaid,

Together with

Part of Lots 16, 17, 18, 19 and 20 and part of vacated North Winchester Avenue adjoining Lots 17 and 18 in Block 14 in Ravenswood aforesaid taken as a tract described as follows: Beginning at the Southeast corner of said tract; thence North 00 degrees 07 minutes 32 seconds West along the East line of said tract 351.45 feet to Easterly extension of the North face of a one story brick building; thence North 89 degrees 58 minutes 54 seconds West along said extension and the North face of said building 104.35 feet to the West face of said one story brick; thence South 00 degrees 07' 01" East 107.40 feet; thence South 89 degrees 46' 32" West 48.08 feet; thence North 00 degrees 01' 39" East 25.42 feet; thence South 89 degrees 44' 43" West 54.88 feet; thence South 00 Degrees 00' 17" West 76.94 feet; thence South 89 degrees 59' 43" East 55.03 feet to the East line of North Winchester Avenue; thence South 00 degrees 07' 32" East along said East line 192.13 feet to the Southwest corner of Lot 1 of Samuel Brown Jr.'s Subdivision aforesaid; thence North 90 degrees 00' 00" East along the South line of Lots 1, 2 and 3 in Samuel Brown Jr.'s Subdivision aforesaid 152.39 feet to the point of beginning, (except therefrom that part thereof lying above a horizontal plane having an elevation of 44.55 Chicago city datum and lying within its horizontal boundary projected vertically and described as follows: commencing at the Southeast corner of said tract; thence North 00 degrees 07' 32" West along the East line of said tract 246.45 feet to the point of beginning; thence North 00 degrees 07' 32" West along the East line of said tract 105.00 feet to Easterly extension of the North face of a one story brick building; thence North 89 degrees 58' 54" West along said extension and the North face of said building 104.35 feet to the West face of said one story brick; thence South 00 degrees 07' 01" East 105.44 feet; thence South 89 degrees 46' 32" East 104.36 feet to the point of beginning), in Cook County, Illinois.

Parcel 2:

Units 1 through 150, both inclusive in 4501 North Damen Garage Condominium, as delineated on a plat of survey of the following described tract of land:

That part of Lots 13 to 18 in Block 15 together with part of the North/South vacated alley lying East of and adjoining Lots 17 and 18 in Block 15 all in Ravenswood being a subdivision of part of the Northeast quarter and the Northeast quarter of the Southeast quarter of Section 18 and part of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, lying below a horizontal plane of 67.50 Chicago city datum and falling within the boundaries described as

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follows: beginning at the Southwest corner of Lot 13 aforesaid; thence North 90 degrees 00 minutes 00 seconds East along the South line thereof 128.07 feet; thence North 00 degrees 07 minutes 27 seconds West 240.24 feet; thence North 90 degrees 00 minutes 00 seconds East 19.72 feet; thence North 00 degrees 30 minutes 20 seconds West 37.88 feet; thence South 89 degrees 57 minutes 31 seconds West 147.55 feet to the West line of Lot 18 aforesaid; thence South 00 degrees 07 minutes 32 seconds East along the West line of Lots 13 to 18 aforesaid 278.01 feet to the point of beginning in Cook County, Illinois.

Which survey is attached as Appendix B to the Declaration of Condominium recorded December 23, 2002 as document number 0021432128, as amended from time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

Parcel 3:

Easement for the benefit of Parcel 1 and 2, as per grant and reservation of easements pertaining to the project commonly known as Ravenswood Town Center, located at the Southeast quadrant of Damen and Wilson in Chicago, Illinois, dated December 20, 2002, by Chicago Title and Trust Company, not personally, but as trustee under trust agreement dated May 1, 2002 and know as Trust No. 1110819, for structural support, access, utilities, and encroachments, recorded December 23, 2002, as Document No. 0021432118, as amended from time to time.

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EXHIBIT B

Permanent Real Estate Index Numbers

14-18-212-037-1001	14-18-212-037-1023	14-18-212-037-1045
14-18-212-037-1002	14-18-212-037-1024	14-18-212-037-1046
14-18-212-037-1003	14-18-212-037-1025	14-18-212-037-1047
14-18-212-037-1004	14-18-212-037-1026	14-18-212-037-1048
14-18-212-037-1005	14-18-212-037-1027	14-18-212-037-1049
14-18-212-037-1006	14-18-212-037-1028	14-18-212-037-1050
14-18-212-037-1007	14-18-212-037-1029	14-18-212-037-1051
14-18-212-037-1008	14-18-212-037-1030	14-18-212-037-1052
14-18-212-037-1009	14-18-212-037-1031	14-18-212-037-1053
14-18-212-037-1010	14-18-212-037-1032	14-18-212-037-1054
14-18-212-037-1011	14-18-212-037-1033	14-18-212-037-1055
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14-18-212-037-1014	14-18-212-037-1036	14-18-212-037-1058
14-18-212-037-1015	14-18-212-037-1037	14-18-212-037-1059
14-18-212-037-1016	14-18-212-037-1038	14-18-212-037-1060
14-18-212-037-1017	14-18-212-037-1039	14-18-212-037-1061
14-18-212-037-1018	14-18-212-037-1040	14-18-212-037-1062
14-18-212-037-1019	14-18-212-037-1041	14-18-212-037-1063
14-18-212-037-1020	14-18-212-037-1042	14-18-212-037-1064
14-18-212-037-1021	14-18-212-037-1043	14-18-212-037-1065
14-18-212-037-1022	14-18-212-037-1044	14-18-212-037-1066

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14-18-212-037-1067	14-18-212-037-1092	14-18-212-037-1117
14-18-212-037-1068	14-18-212-037-1093	14-18-212-037-1118
14-18-212-037-1069	14-18-212-037-1094	14-18-212-037-1119
14-18-212-037-1070	14-18-212-037-1095	14-18-212-037-1120
14-18-212-037-1071	14-18-212-037-1096	14-18-212-037-1121
14-18-212-037-1072	14-18-212-037-1097	14-18-212-037-1122
14-18-212-037-1073	14-18-212-037-1098	14-18-212-037-1123
14-18-212-037-1074	14-18-212-037-1099	14-18-212-037-1124
14-18-212-037-1075	14-18-212-037-1100	14-18-212-037-1125
14-18-212-037-1076	14-18-212-037-1101	14-18-212-037-1126
14-18-212-037-1077	14-18-212-037-1102	14-18-212-037-1127
14-18-212-037-1078	14-18-212-037-1103	14-18-212-037-1128
14-18-212-037-1079	14-18-212-037-1104	14-18-212-037-1129
14-18-212-037-1080	14-18-212-037-1105	14-18-212-037-1130
14-18-212-037-1081	14-18-212-037-1106	14-18-212-037-1131
14-18-212-037-1082	14-18-212-037-1107	14-18-212-037-1132
14-18-212-037-1083	14-18-212-037-1108	14-18-212-037-1133
14-18-212-037-1084	14-18-212-037-1109	14-18-212-037-1134
14-18-212-037-1085	14-18-212-037-1110	14-18-212-037-1135
14-18-212-037-1086	14-18-212-037-1111	14-18-212-037-1136
14-18-212-037-1087	14-18-212-037-1112	14-18-212-037-1137
14-18-212-037-1088	14-18-212-037-1113	14-18-212-037-1138
14-18-212-037-1089	14-18-212-037-1114	14-18-212-037-1139
14-18-212-037-1090	14-18-212-037-1115	14-18-212-037-1140
14-18-212-037-1091	14-18-212-037-1116	14-18-212-037-1141

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14-18-212-037-1142

14-18-212-037-1143

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14-18-212-037-1146

14-18-212-037-1147

14-18-212-037-1148

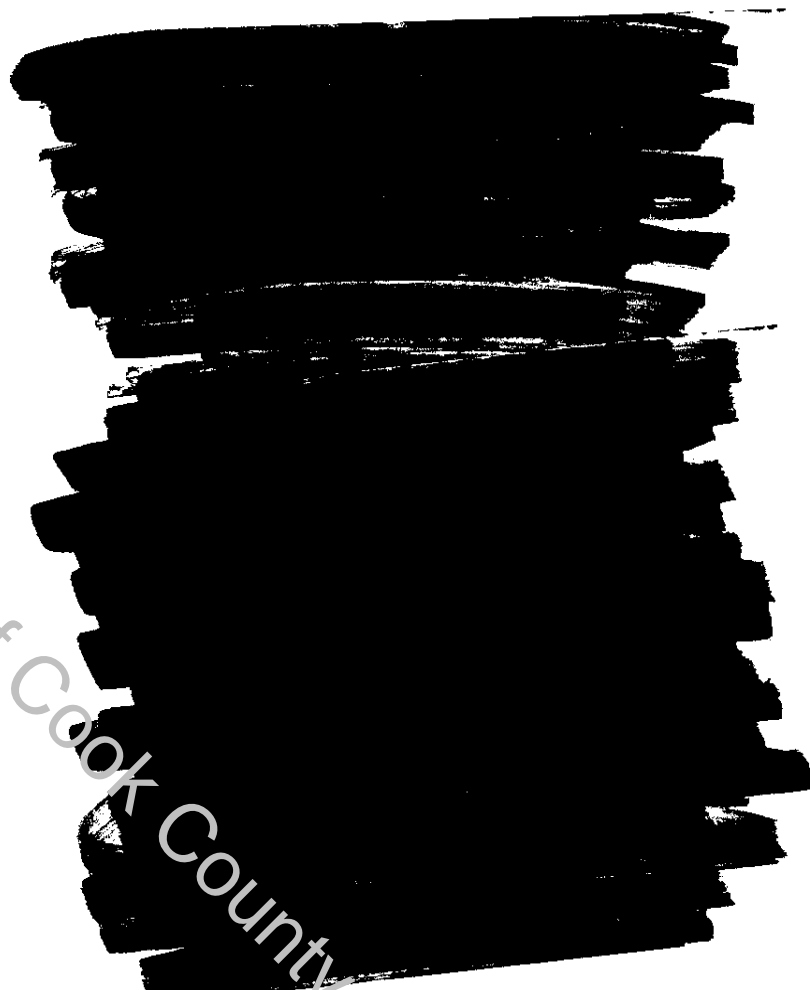
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14-18-212-037-1150

14-18-213-021-0000

14-18-213-022-0000

14-18-213-023-0000



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EXHIBIT C

PERMITTED EXCEPTIONS

1. Taxes which are a lien not yet due and payable.
2. Existing unrecorded Kitchen Lease, as disclosed by Assignment and Assumption of Leases Agreement, dated January __, 2012, made by and between HCRI Illinois Properties, LLC and Blue Acquisition Member, LLC.
3. (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Condominium Ownership recorded December 23, 2002 as Document No. 0021432128, as amended from time to time:
 - First Amendment recorded March 7, 2003 as Document No. 0030322390;
 - Second Amendment recorded August 17, 2004 as Document No. 0423019143 and re-recorded August 30, 2004 and October 20, 2004 as Documents Numbers 0424327043 and 0429419051, respectively;
 - Third Amendment recorded March 21, 2007 as Document No. 0708015072; and
 (B) Limitations and conditions imposed by the Condominium Property Act.
4. Grant and reservation of easements pertaining to the project commonly known as Ravenswood Town Center, located at the Southeast quadrant of Damen and Wilson in Chicago, Illinois by Chicago Title Land Trust as Trustee under Trust Agreement dated May 1, 2002 and known as Trust Number 1110819 (Developer) for structural support, access, utilities and encroachments, recorded December 23, 2002 as Document 0021432118.
 - First Amendment to Grant and Reservation recorded March 31, 2003 as Document Number 0030435141.
 - Second Amendment to Grant and Reservation recorded May 6, 2005 as Document Number 0512606124.
 - Third Amendment to Grant and Reservation recorded August 1, 2006 as Document Number 0621332092
 - Fourth Amendment to Grant and Reservation recorded July 18, 2008 as Document Number 0820029016.
5. (A) Terms, provisions, and conditions relating to the Easement described as Parcel 3 contained in the Instrument creating said Easement.

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- (B) Rights of the adjoining owners to the concurrent use of said easement.
6. Reservation by the City of Chicago as reserved in ordinance recorded secured party 30, 1968 as Document Number 20630711.
 7. Reservation for the benefit of the Peoples Gas and Light Company as reserved in ordinance recorded September 30, 1968 as Document Number 20630711.
 8. Encroachment and various sewer, water mains and valves, manholes, inlets, electrical boxes and vaults, as disclosed by survey of Gremley and Bederman, Inc. dated September 7, 2000, revised May 30, 2002 and last revised December 16, 2002 Order No. 1022018.
 9. Terms, conditions and stipulations of Covenant Not to Compete recorded August 21, 2002 as Document Number 0020916655.
 10. Second Consent to Covenant Not to Compete recorded December 23, 2002 as Document Number 0021432125 between Chicago Title Land Trust Company as trustee under Trust Agreement dated May 1, 2002 and known as Trust Number 1110819, Advocate North Side Health Network and Advocate Health and Hospitals Corporation.
 11. Zoning Control Agreement by and between Chicago Title Land Trust Company as trustee under Trust Agreement dated May 1, 2002 and known as Trust Number 1110819 and HCRI Illinois Properties LLC dated December 20, 2002 and recorded December 23, 2002 as Document Number 0021432126.
 12. Declaration of Covenants, Conditions and Restrictions contained in the document recorded October 5, 2007 as Document Number 0727839130 which does not contain a reversionary or forfeiture clause.
 13. Terms, provisions and conditions contained in a Parking Sharing Agreement by and between Chicago Title Land Trust Company as trustee under Trust Agreement dated May 1, 2002 and known as Trust Number 1110819 and Ravenswood Associates Ltd recorded October 5, 2007 as Document Number 0727839132.
 14. Unrecorded Memorandum of Understanding between HCRI Illinois Properties, LLC and Lycée Français de Chicago.