

# UNOFFICIAL COPY



THIS DOCUMENT WAS PREPARED BY:

Arnold E. Karolewski  
Chuhak & Tecson, P.C.  
30 South Wacker Drive  
Suite 2600  
Chicago, IL 60606-7413

Doc#: 1301729053 Fee: \$48.00  
Karen A. Yarbrough RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 01/17/2013 12:31 PM Pg: 1 of 6

AFTER RECORDING, MAIL TO:

Quarles & Brady, LLP  
Attention: Blake F. Hanson  
300 North LaSalle Street  
Suite 4000  
Chicago, Illinois 60654-3422

THIS SPACE IS FOR RECORDER'S USE ONLY

## SPECIAL WARRANTY DEED

WITNESSETH THAT, Holy Cross Hospital, an Illinois not-for-profit corporation ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration in hand paid to the undersigned by The Mount Sinai Community Foundation, an Illinois not-for-profit corporation ("Grantee"), whose mailing address is California Avenue at 15<sup>th</sup> Street, Chicago, Illinois 60608, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, BARGAIN, SELL, ALIEN, CONVEY and CONFIRM unto Grantee that certain improved real property being more particularly described in EXHIBIT A attached hereto and made a part hereof for all purposes ("Property"); subject, however, to those matters described in EXHIBIT B attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property in fee simple, together with all and singular the rights, 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 Grantor, either in law or equity, of, in and to the Property, with the hereditaments and appurtenances, unto Grantee, its successors and assigns forever. Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said real estate hereby granted are, or may be, in any manner encumbered or charged, except as herein recited, and Grantor hereby agrees to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming, or claim the same, or any part thereof, by, through or under Grantor but not otherwise.

Commonly known as: 6084 South Archer Avenue, Chicago, Illinois 60638

Permanent Tax Index Number: 19-08-417-069-0000

**Box 400-CTCC**

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5401k  
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In the event the Property is sold by Grantee at any time within a period of five (5) years from the date hereof, a portion of the proceeds resulting from the sale shall be paid by Grantee to Sisters of St. Casimir of Chicago, an institute of women religious under the Roman Catholic Church ("SSC"), subject to and in accordance with a certain Change of Membership Agreement dated September 25, 2012, and executed by and between Grantor, SSC and Sinai Health System, an Illinois not-for-profit corporation, among others.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be signed by its duly authorized officer the day and year first above written.

EXECUTED as of this 15<sup>th</sup> day of JANUARY, 2013.


GRANTOR:



Holy Cross Hospital, an Illinois not-for-profit corporation

By: Wayne M. Lerner  
Wayne Lerner, President

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This transfer is exempt from State of Illinois, County of Cook and City of Chicago transfer taxes. It is exempt from the State of Illinois transfer tax by virtue of Subsections (b) and (e) of 31 ILCS 200/31-45.

Grantor  
By: Wayne M. Lerner

REAL ESTATE TRANSFER		01/16/2013
	CHICAGO:	\$0.00
	CTA:	\$0.00
	TOTAL:	\$0.00
19-08-417-069-0000   20121101602968   6YJTWZ		

REAL ESTATE TRANSFER		01/16/2013
	COOK:	\$0.00
	ILLINOIS:	\$0.00
	TOTAL:	\$0.00
19-08-417-069-0000   20121101602968   R0PQDS		

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## ACKNOWLEDGMENT

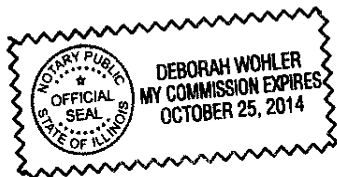
STATE OF ILLINOIS )  
   ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Wayne Lerner, President of Holy Cross Hospital, 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 as such President 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 corporation for the uses and purposes therein set forth.

Given under my hand and official seal, this 15<sup>th</sup> day of JANUARY, 2013.

Deborah Wohler  
Notary Public

My Commission Expires: 10/25/2014



***Send Future Tax Bills to:***

The Mount Sinai Community Foundation d/b/a Sinai Medical Group  
California Avenue at 15<sup>th</sup> Street  
Chicago, Illinois 60608  
ATTN: CONTROLLER

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## EXHIBIT A

### LEGAL DESCRIPTION

Lots 17 to 24, both inclusive, in Block 23 in Crane and Archer Avenue Home Addition to Chicago, a Subdivision in the Southeast 1/4 of Section 8, Township 38 North, Range 13 East of the Third Principal Meridian, lying northerly of the center line of Archer Avenue, in Cook County, Illinois.

PIN: 19-08-417-069-0000

Common Address: 6084 South Archer Avenue, Chicago, Illinois

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## EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real estate taxes which are not yet due and payable;
2. Installments of special assessments which are due and payable after the date hereof;
3. State, county and municipal zoning and building laws and ordinances which affect the Property;
4. Acts done or suffered by or through the Grantee;
5. All covenants, conditions, restrictions, easements and other documents of record as of October 30, 2012;
6. Currently existing leases wherein the tenants are physicians or medical corporations. None of the leases contains options to purchase the Property; and
7. Mortgage Securing Settlement Agreement dated September 19, 2012, which was recorded in the Office of the Recorder of Deeds of Cook County on October 1, 2012, as Document # 1227516068.

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## STATEMENT BY GRANTOR AND GRANTEE

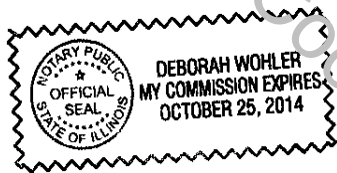
The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, an Illinois corporation or foreign corporation authorized to do business or acquire 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.

Holy Cross Hospital, an Illinois not-for-profit corporation

Date: JANUARY 15, 2013

By: [Signature]

SUBSCRIBED and SWORN to before me this 15<sup>th</sup> day of JANUARY, 2012.



Deborah Wohler  
NOTARY PUBLIC

My commission expires: 10/25/2014

The grantee or his/her 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.

The Mount Sinai/Community Foundation, an Illinois not-for-profit corporation

Date: 12/14/2012

By: [Signature]

SUBSCRIBED and SWORN to before me this 14 day of December, 2012.



[Signature]  
NOTARY PUBLIC

My commission expires: 11/30/2016

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 provisions of Section 5 of the Illinois Real Estate Transfer Act.]