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SPECIAL WARRANTY DEED

This instrument prepared by:

Thomas L. Hefty, Esq.
McDermott, Will & Emery LLP
227 West Monroe Street
Chicago, Illinois 60606

After recording return to:
Daniel M. Spink
Benesch, Friedlander
200 Public Square, Suite 2300
Cleveland, OH 44114

This Deed is exempt under
35 ILCS 200/31-45(b)

Seales Catherine M Ryan 11/30/14
SIGNATURE DATE



Doc#: 1430845063 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Affidavit Fee: \$2.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/04/2014 02:22 PM Pg: 1 of 8

(Above Area For Recorder's Use)

MARYVILLE ACADEMY, an Illinois non-profit corporation, whose address is 1150 N. River Road, Des Plaines, Illinois 60016 ("Grantor"), in consideration of the sum of TEN AND NO/100 (\$10.00) DOLLARS and other good and valuable consideration in hand paid by 2014 HEALTH REALTY, LLC, a Delaware limited liability company whose address is c/o US HealthVest, 32 E. 57th Street, 17th Floor, New York, New York 10022 ("Grantee"), the receipt and sufficiency of which are hereby acknowledged and confessed, by these presents does hereby GRANT, BARGAIN AND SELL unto Grantee, all of Grantor's right, title and interest in and to the real property located in the City of Des Plaines, County of Cook, Illinois, which is more particularly described on Exhibit A attached to and incorporated in this instrument by this reference, together with all and singular: (i) rights, benefits, privileges, easements, tenements, and appurtenances on and pertaining to the real property, including reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described real property; (ii) Grantor's right, title and interest in and to any adjacent streets, roads, alleys, easements and rights-of-way; (iii) Grantor's right, title and interest in and to any and all improvements and buildings located on the above-described real property; and (iv) Grantor's

Exempt deed or instrument
eligible for recordation
without payment of tax.

Alle Clee 10-30-14
City of Des Plaines

NCS - 671482

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right, title and interest in and to any and all building fixtures affixed or attached to, or situated upon, or acquired or used in connection therewith (the real property, together with the rights, appurtenances and interests, improvements, buildings, and fixtures being collectively called the “**Property**”), subject to, however, the exceptions set forth on the **Exhibit B**, attached to and incorporated in this instrument by this reference (the “**Permitted Exceptions**”).

TO HAVE AND TO HOLD the Property unto Grantee, its successors and assigns FOREVER, and Grantor does hereby bind itself and its successors and assigns to WARRANT AND FOREVER DEFEND all and singular the Property, subject to the Permitted Exceptions, unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof by, through or under Grantor, but not otherwise.

[Signature on following page]

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EXHIBIT A

Legal Description

Parcel 1:

Lots 1 through 13 both inclusive, in A. F. Soska's Subdivision of that part of Lot 5 in Hodge's Subdivision of part of Sections 16 and 17, Township 41 North, Range 12, East of the Third Principal Meridian, lying Easterly of a line drawn from a point in the Southwesterly line of Rand Road 383.37 feet Southeasterly from the intersection of the Southwesterly line of Rand Road with the Westerly line of Lot 6 in Hodge's Subdivision aforesaid to a point in the South line of Lot 5 aforesaid, 377.15 feet Easterly of the Southwest corner of said Lot 6, in Cook County, Illinois.

Parcel 2:

That part of Lots 5 and 6 in L. Hodge's Subdivision of part of Sections 16 and 17, Township 41 North, Range 12, East of the Third Principal Meridian described as follows: Commencing at a point on the Southerly line of Rand Road 233.37 feet Southeasterly of the intersection of the Westerly line of said Lot 6 with the Southerly line of Rand Road; running thence Southwesterly 186.57 feet parallel with the Westerly line of said Lot 6; thence Easterly at right angles to last described line 144.38 feet; thence Northerly 145.90 feet to the Southerly line of Rand Road; thence Northwesterly along the Southerly line of Rand Road 150 feet to the place of beginning, in Cook County, Illinois.

Parcel 3:

That part of Lot 3 in the Subdivision of Lot 7 of Hodge's Subdivision of parts of Sections 16 and 17, Township 41 North, Range 12, East of the Third Principal Meridian lying Northerly of a line drawn at right angles to the Easterly line of said Lot 3 through a point in the Easterly line of said Lot 3, 251.58 feet, as measured on said Easterly line, Southerly of the intersection of said Easterly line with the Southwesterly line of Rand Road in Sections 16 and 17, Township 41 North, Range 12, East of the Third Principal Meridian in Cook County, Illinois, excepting from said described part of Lot 3 that part bounded and described as follows, to wit: Beginning at the Northwesterly corner of said Lot 3; thence Southeasterly along the Northeasterly line of said Lot 3, a distance of 58.50 feet to the Northeasterly corner thereof; thence Southwesterly along the Southeasterly line of said Lot 3, a distance of 17.60 feet to a point, distant 17.00 feet Southwesterly, measured at right angles, from the Northeasterly line of said Lot 3; thence Northwesterly, parallel with the Northeasterly line of said Lot 3, a distance of 65.35 feet to the Northwesterly line of said Lot 3, thence Northeasterly along the Northwesterly line of said Lot 3, a distance of 17.12 feet to the point of beginning, all in Cook County, Illinois.

Parcel 4:

The Easterly 20.00 feet (measured at right angles) of that part of Lot 5 in L. Hodge's Subdivision of part of Sections 16 and 17, Township 41 North, Range 12 East of the Third Principal Meridian, lying Westerly of a line drawn from a point in the Southerly line of Rand Road, 383.37 feet Southeasterly from the intersection of the Southerly line of Rand Road with the Westerly line of Lot 6 in said L. Hodge's Subdivision, to a point on the South line of said Lot 5, 377.15 feet East of the Southwesterly corner of said Lot 6 (excepting from said Easterly 20.00 feet that part thereof lying Northerly of the Southerly line of a tract of land known as that part of Lots 5 and 6 in L.

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Hodge's Subdivision aforesaid described as follows: Commencing at a point on the Southerly line of Rand Road, 233.37 feet Southeasterly of the intersection of the Westerly line of said Lot 6 with the Southerly line of Rand Road, running thence Southwesterly, 186.57 feet parallel with the Westerly line of said Lot 6; thence Easterly at right angles to last described line, 144.38 feet; thence Northerly, 145.90 feet to Southerly line of Rand Road; thence Northwesterly along the Southerly line of Rand Road, 150.0 feet to the place of beginning), in Cook County, Illinois.

Parcel 5:

A strip of land West and adjoining Lots 1 through 13, both inclusive, in A. F. Soska's Subdivision of that part of Lot 5 in L. Hodge's Subdivision of part of Sections 16 and 17, Township 41 North, Range 12, East of the Third Principal Meridian, shown as "Private Road" on the plat of A. F. Soska's Subdivision filed May 29, 1925 as document LR258326, in Cook County, Illinois.

Property address: 555 Wilson Lane and 1771-1825 Rand Road, Des Plaines, IL 60016

PIN's: 09-16-300-053-0000; 09-16-300-072-0000; 09-16-300-077-0000; 09-16-300-087-0000;
09-16-300-097-0000; 09-16-300-098-0000; 09-16-300-104-0000

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EXHIBIT B

Permitted Exceptions

1. BUILDING RESTRICTIONS CONTAINED IN PLAT OF A.F. SOSKA'S SUBDIVISION FILED AS DOCUMENT NO. LR 258326, AS FOLLOWS: THERE IS TO BE A BUILDING LINE 25 FEET WEST OF THE TOP BANK OF THE DES PLAINES RIVER AND THAT NO BUILDING TO BE CONSTRUCTED AT A COST LESS THAN \$10,000.00, WHICH DOES NOT CONTAIN A REVERSIONARY OR FORFEITURE CLAUSE. (AFFECTS PARCEL 1)
2. RIGHTS, IF ANY, OF THE UNITED STATES OF AMERICA, THE STATE OF ILLINOIS, THE MUNICIPALITY AND THE PUBLIC IN AND TO THAT PART OF THE LAND LYING WITHIN THE BED OF THE DES PLAINES RIVER; AND THE RIGHTS OF OTHER OWNERS OF LAND BORDERING ON THE RIVER IN RESPECT TO THE WATER OF SAID RIVER. (AFFECTS PARCEL 1)
3. ALL EXISTING PUBLIC AND PRIVATE ROADS, STREETS AND SIDEWALKS (WHETHER DEDICATED OR UNDEDICATED); PROVIDED, HOWEVER, THAT PURCHASER'S INTENDED USE OF THE PREMISES AS AN INPATIENT PSYCHIATRIC HOSPITAL IS NOT MATERIALLY ADVERSELY AFFECTED.
4. MATTERS SHOWN ON ALTA/ACSM LAND TITLE SURVEY PREPARED BY JAMES H. HARPOLE, PLS, IL REGISTRATION NO. 3190, DATED JUNE 30, 2014, NETWORK PROJECT NO.: 201401593,001 AS FOLLOWS:
 - A. CONCRETE AND PAVEMENT ARE SOUTH OF THE PROPERTY LINE BY AS MUCH AS 29.88';
 - B. RETAINING WALL ENCROACHES OVER THE SOUTHERLY BOUNDARY LINE; AND
 - C. BUILDINGS (1 STORY BRICK BUILDING AND 2 STORY BRICK BUILDING) VIOLATE BUILDING RESTRICTIONS UNDER DOCUMENT NO. LR258326 AND THE BUILDING SETBACK LINE.
5. RIGHTS TO MINERALS OF WHATEVER KIND AND CHARACTER LOCATED ON, IN OR UNDER THE PREMISES EXCEPTED OR RESERVED BY INSTRUMENTS OF RECORD, AND ALL RIGHTS, LIMITATIONS, RESTRICTIONS AND RESERVATIONS OF RECORD WITH RESPECT TO THE MINING, EXTRACTION, STORAGE, TRANSMISSION OF SAME SO LOCATED ON THE PREMISES.
6. ACTS BY, THROUGH OR UNDER GRANTEE

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STATEMENT BY GRANTOR AND GRANTEE

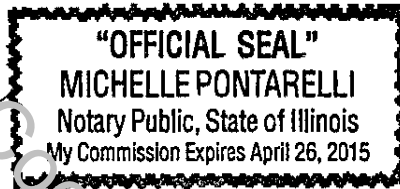
The Grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: October 30, 2014

[Signature], attorney
Grantor or Agent for grantor

Subscribed and sworn to before me by the said Grantor this 30th day of October, 2014.

[Signature]
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.

Dated: _____, 2014

Grantee or Agent

Subscribed and sworn to before me by the said Grantee this ____ day of _____, 2014.

Notary Public

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.

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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: _____, 2014

Grantor or Agent

Subscribed and sworn to before me by the said Grantor this _____ day of _____, 2014.

Notary Public

State of New York
County of New York

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.

Dated: _____, 2014

Norman Jen
Grantee or Agent

Subscribed and sworn to before me by the said Grantee this 28 day of October, 2014.

Norman Jen
Notary Public

NORMAN JEN
Notary Public, State of New York
No. 01JE6218143
Qualified in Kings County
Commission Expires March 1, 2018

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.