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This Instrument Prepared By:

John M. Valentine, Esq.
 Miller Canfield
 225 West Washington Street, Ste. 2600
 Chicago, Illinois 60606

After Recording Return To:

RECORD & RETURN TO:
 OLD REPUBLIC NATIONAL TITLE INSURANCE
 COMPANY
 2 Hudson Place, 5th Floor
 Hoboken, NJ 07030
 (201) 610-9455

IL 14891



1801919031D

Doc# 1801919031 Fee \$68.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/19/2018 11:13 AM PG: 1 OF 15

SPACE ABOVE THIS LINE RESERVED FOR RECORDER'S USE

SPECIAL WARRANTY DEED

THE UNDERSIGNED GRANTOR DECLARES:

FOR AND IN CONSIDERATION OF TEN AND NO/100 DOLLARS (\$10.00) AND OTHER GOOD AND VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, RUSH UNIVERSITY MEDICAL CENTER, an Illinois not-for-profit corporation ("Grantor"), having an address of 1700 W. Van Buren St., Suite 301, Chicago, Illinois 60612, does hereby GRANT, BARGAIN AND SELL to HSRE TOB MOB, LLC, a Delaware limited liability company ("Grantee"), having an address of c/o Harrison Street Real Estate Capital, 444 W. Lake St., Suite 2100, Chicago, Illinois 60606, and its successors and assigns, FOREVER, the real property located in the City of Chicago, County of Cook, State of Illinois, and more particularly described in Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "**Land**"), together with, all and singular, adjacent streets, alleys, rights-of-way, rights, benefits, licenses, interests, privileges, easements, tenements, hereditaments and appurtenances on the Land or in anywise appertaining thereto, and the improvements, structures and fixtures located upon the Land, subject only to the encumbrances set forth on Exhibit B attached hereto and made a part hereof (the "**Permitted Exceptions**") and the restrictive covenants set forth on Exhibit C attached hereto and made a part hereof (the "**Restrictive Covenants**").

AND Grantor, for itself, and its successors and assigns, hereby covenants with Grantee that it has not done or suffered to be done, anything whereby the said real property hereby granted is, or may be, in any manner encumbered or charged, except as herein recited, and that Grantor is lawfully seized of said real property in fee simple, subject, however, to the Permitted Exceptions and Restrictive Covenants; that Grantor has good right and lawful authority to sell and convey said real property; and hereby warrants the title to said real property and will WARRANT AND DEFEND the same against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

EXEMPT TRANSACTION PURSUANT TO SECTION 3-33-060(B)
 OF THE CHICAGO REAL PROPERTY TRANSFER TAX ORDINANCE AND
 35 ILCS 200/31-45(b) OF THE ILLINOIS REAL ESTATE TRANSFER TAX LAW.

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IN WITNESS WHEREOF, the undersigned hereby executes this instrument as of the 29th day of December, 2017.

GRANTOR:

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

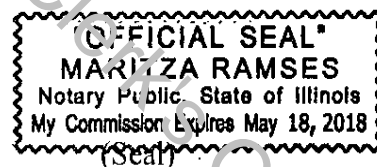
By: Melissa Coverdale
Name: Melissa Coverdale
Title: VP Finance

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT Melissa Coverdale, as VP, Finance of Rush University Med Ctr, a not-for-profit Corporation personally known to me or proved to me on the basis of satisfactory evidence to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that she signed and delivered said instrument as her free and voluntary act, and as a free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial seal this 28th day of December, 2017.

Maritza Ramses
Print Name: Maritza Ramses
Notary Public
Commission Expiration: 5/18/2018



Send subsequent tax bills to:

c/o Harrison Street Real Estate Capital
444 W. Lake St., Suite 2100
Chicago, Illinois 60606

REAL ESTATE TRANSFER TAX

18-Jan-2018



CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-18-230-023-0000 | 20171201676111 | 1-169-533-984

* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX

19-Jan-2018



COUNTY:	28,250.00
ILLINOIS:	0.00
TOTAL:	28,250.00

17-18-230-023-0000 | 20171201676111 | 1-152-156-192

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SCHEDULE A LEGAL DESCRIPTION

PARCEL 66-1: 17-18-231-005

LOTS 1, 2, 3 AND 4 (EXCEPT WEST 25 FEET OF SAID LOTS) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-2: 17-18-501-011

Parcel 1:

THE WEST 25 FEET OF LOT 7 AND THE WEST 25 FEET OF LOTS 9 THRU 13, THE WEST 26 FEET OF LOT 14 AND THE WEST 32 FEET OF LOTS 15 AND 16 IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTH EAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 25 FEET OF LOTS 1 THROUGH 6 AND THE WEST 25 FEET OF LOT 8 IN BLOCK 4 IN ASHLAND AVENUE ADDITION TO CHICAGO IN THE NORTH EAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

PARCEL 66-3: 17-18-231-001

LOTS 22 THROUGH 26 INCLUSIVE; 27 THROUGH 31 INCLUSIVE; AND THE EAST-WEST ALLEY LYING NORTH OF AND ADJACENT TO LOT 26 IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN NORTHEAST $\frac{1}{4}$ OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-4: 17-18-231-002

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LOTS 19, 20, AND 21 IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-5: 17-18-231-003 & 004

LOTS 17 AND 18 IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-6: 17-18-231-012

LOTS 15 AND 16 (EXCEPT THE WEST 32 FEET OF SAID LOTS) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-7: 17-18-231-011

LOT 13 (EXCEPT THE WEST 25 FEET THEREOF) AND LOT 14 (EXCEPT THE WEST 26 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-8: 17-18-231-010

LOTS 10, 11 AND 12 (EXCEPT THE WEST 25 FEET OF EACH LOT) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-9: 17-18-231-009

LOT 9 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 66-10: 17-18-231-008

LOT 8 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-11: 17-18-231-007

LOT 7 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 66-12: 17-18-231-006

LOT 5 AND 6 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO, BEING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 1A: (STREET AND ALLEYS)

ALL OF THE NORTH-SOUTH 16.5 FOOT PUBLIC ALLEY AND THE EAST-WEST 15 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOTS 1 TO 16, BOTH INCLUSIVE; LYING EAST OF THE EAST LINE OF LOTS 17 AND 22 TO 27, BOTH INCLUSIVE; LYING EAST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOTS 26 TO THE SOUTHEAST CORNER OF LOT 27; LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 1 TO

THE NORTHEAST OF LOT 27; LYING SOUTH OF THE SOUTH LINE OF LOT 22; LYING NORTH OF THE NORTH LINE OF LOTS 17 TO 21, BOTH INCLUSIVE; LYING EAST

OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 21 TO THE SOUTHWEST CORNER OF LOT 22; LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 16 TO THE SOUTHEAST CORNER OF LOT 17; ALL IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE

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NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO;

PARCEL 1B:

ALL THAT PART OF SOUTH HERMITAGE AVENUE LYING WEST OF THE WEST LINE OF LOTS 21 AND 22 AND WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 21 TO THE SOUTHWEST CORNER OF LOTS 22 IN BLOCK 4; LYING EAST OF THE EAST LINE OF LOTS 16, 22, 23, 26, 27 AND 30 IN BLOCKS 3; LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOTS 21 IN BLOCK 4 TO THE SOUTHEAST CORNER OF LOT 30 IN BLOCK 3; AND LYING SOUTH OF THE SOUTH LINE OF LOT 22 IN BLOCK 4 PRODUCED WEST TO THE EAST LINE OF LOT 16 IN BLOCK 3, ALL IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-1: 17-18-230-001

LOT 1 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-2: 17-18-230-002

LOTS 2 AND 3 IN BLOCK 3 IN ASHLAND ADDITION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-3: 17-18-230-003

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LOTS 4 AND 5 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-4: 17-18-230-004 (LOT 6) & 005 (LOT 7)

LOTS 6 AND 7 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-5: 17-18-230-006

LOT 9 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-6: 17-18-230-024

LOTS 1 THROUGH 4, BOTH INCLUSIVE IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20 AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO;

LOT 1 IN OWNER'S RESUBDIVISION OF LOTS 5 TO 9, INCLUSIVE, IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20 AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, AFORESAID.

PARCEL 67-7: 17-18-230-010 (LOT 2) & 011 (LOT 24) & 012 (LOTS 25, 28, & 29)

LOTS 24, 25, 28 AND 29 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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ALSO;

LOT 2 IN OWNER'S RESUBDIVISION OF LOTS 5 TO 9 IN BECKETT'S SUBDIVISION OF LOTS 10, 14, 17, 18, 19, 20 AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, AFORESAID.

PARCEL 67-8: 17-18-230-020 & 023

LOTS 16, 22, 23, 26, 27 AND 30 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-9: 17-18-230-016

LOT 12 (EXCEPT THE NORTH 15 FEET THEREOF) (AS MEASURED ALONG THE EAST LINE THEREOF) AND ALL OF LOT 15 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-10: 17-18-230-015

THE SOUTH 10 FEET OF LOT 11 AND THE NORTH 15 FEET OF LOT 12 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-11: 17-18-230-014

THE SOUTH 4 FEET 9-1/2 INCHES OF LOT 8 AND THE NORTH 15 FEET OF LOT 11 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 67-12: 17-18-230-013

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LOT 8 (EXCEPT THE SOUTH 4 FEET 9-1/2 INCHES THEREOF) IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 68-2: 17-18-228-001

LOT "B" IN ASHLAND'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2A: (STREETS AND ALLEYS)

THAT PART OF THE S. WOOD STREET LYING EAST OF THE EAST LINE OF LOT B IN ASHLAND'S SECOND ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING WEST OF THE WEST LINE OF LOTS 24, 25, 28, AND 29 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE

THIRD PRINCIPAL MERIDIAN; LYING WEST OF THE WEST LINE OF LOT 2 IN OWNER'S RESUBDIVISION OF LOTS 5, 6, 7, 8, AND 9 IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20, AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 29 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO AFOREMENTIONED TO THE SOUTHEAST CORNER OF LOT B IN ASHLAND'S SECOND ADDITION TO CHICAGO AFOREMENTIONED; AND LYING SOUTHERLY OF A LINE DRAWN FROM THE INTERSECTION OF THE WEST AND NORTHWESTERLY LINES OF LOT 2 IN OWNER'S RESUBDIVISION OF LOTS 5, 6, 7, 8, AND 9 AFOREMENTIONED TO THE NORTH CORNER OF LOT B IN ASHLAND'S SECOND ADDITION TO CHICAGO AFOREMENTIONED;

ALSO;

PARCEL 2B:

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ALL THAT PART OF S. HERMITAGE AVENUE LYING EAST OF THE EAST LINE OF LOTS 1, 3, 4, 7, 8, 11, 12, 15 AND 16 IN BLOCK 3; LYING EAST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 7 TO THE NORTHEAST CORNER OF LOT 8 IN BLOCK 3; LYING WEST OF THE WEST LINE OF LOTS 22 TO 26, BOTH INCLUSIVE; LYING WEST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 31 TO THE NORTHWEST CORNER OF LOT 26; AND LYING WEST OF THE WEST LINE OF LOT 31 IN BLOCK 4; LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4; LYING NORTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN BLOCK 4, ALL IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN;

ALSO;

PARCEL 2C:

ALL OF THE NORTHERLY-SOUTHERLY AND EASTERLY-WESTERLY PUBLIC ALLEYS LYING SOUTHWESTERLY AND SOUTH OF THE SOUTHWESTERLY AND SOUTH LINES OF LOTS 6 AND 7; LYING NORTH AND NORTHEASTERLY OF THE NORTH AND NORTHEASTERLY LINES OF LOTS 8 AND 9; LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 7 TO THE NORTHEAST CORNER OF LOT 8; LYING SOUTHEASTERLY OF A LINE DRAWN FROM THE WESTERN MOST CORNER OF LOT 6 TO THE NORTH CORNER OF LOT 9; LYING NORTHWESTERLY AND WEST OF THE NORTHWESTERLY AND WEST LINES OF LOTS 8, 11, 12, 15, 16, 22, 23, 26, 27, AND 30; LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOT 9; LYING EAST OF THE EAST LINE OF LOTS 24, 25, 28, AND 29, ALL IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 1 TO 4, BOTH INCLUSIVE, IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20, AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO AFOREMENTIONED; LYING SOUTHEASTERLY AND EAST OF THE SOUTHEASTERLY AND EAST LINES OF LOTS 1 AND 2 IN OWNER'S RESUBDIVISION OF LOTS 6, 7, 8 AND 9 IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20, AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING NORTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF

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SAID LOT 29 IN BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 30 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO AFOREMENTIONED, IN COOK COUNTY, ILLINOIS.

EASEMENT PARCEL:

INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS IN, THROUGH AND ALONG THE INTEREST PREMISES OF THE CHICAGO TRANSIT AUTHORITY AS SET FORTH IN DOCUMENT NO. 26724880, RE-RECORDED AS DOCUMENT NO. 85041879.

COMMON ADDRESSES: 1700 W. Van Buren St., Chicago, Illinois, 60612
300 S. Paulina St., Chicago, Illinois, 60612

PINs:	17-18-228-001-0000	17-18-230-023-0000
	17-18-230-001-0000	17-18-230-024-0000
	17-18-230-002-0000	17-18-231-001-0000
	17-18-230-003-0000	17-18-231-002-0000
	17-18-230-004-0000	17-18-231-003-0000
	17-18-230-005-0000	17-18-231-004-0000
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	17-18-230-014-0000	17-18-231-010-0000
	17-18-230-015-0000	17-18-231-011-0000
	17-18-230-016-0000	17-18-231-012-0000
	17-18-230-020-0000	17-18-501-011-0000

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Exhibit B

Permitted Exceptions

1. Grant of Easement to the City of Chicago recorded in Document No. 86555801, and rerecorded as Document No. 89513117.
2. Terms, conditions, provisions and easements contained in Acknowledgment and Agreement Regarding Authority Interest and Grant of Easement, dated August 9, 1983 as Document No. 26724880, and re-recorded as Document No. 85041879.
3. Rights of tenants in possession, under unrecorded leases, as tenants only with no options to purchase, rights of first offer or rights of first refusal.

COOK COUNTY
RECORDER OF DEEDS
Office

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Exhibit C

RESTRICTIVE COVENANTS

Capitalized terms used but not defined in this Exhibit C shall have the meanings given in the Deed to which this exhibit is attached.

1.1 The Property shall be owned, sold or developed subject to the following restrictions, relief from which may be granted by Grantor only in writing, subject to Grantor's sole and absolute discretion:

(a) Grantee shall not transfer, sell, mortgage, grant, bargain, sell, pledge, assign, warrant, convey, lease, sublease, license, or grant a right to use of, the Property, directly or indirectly, to any party that, directly or indirectly, operates, owns, is owned by, or is under common ownership with, or controls, is controlled by, or is under common control with, a "Competitive Hospital" (as hereinafter defined).

(b) Grantee shall not permit any billboard or advertising signs presently constructed or to be constructed on the Property to be used for advertising by a Competitive Hospital.

(c) No building or improvement presently constructed or to be constructed on the Property shall be used for the sale of firearms.

As used herein, "**Competitive Hospital**" means a hospital licensed to operate as a hospital in the State of Illinois which is also (a) an Academic Medical Center, or (b) part of a health system that directly or indirectly, operates, owns, is owned by, or is under common ownership with, or controls, is controlled by, or is under common control with, at least three (3) acute-care hospitals which are located in Illinois. As used herein, "**Academic Medical Center**" means a hospital group or system that is part of a larger organization that operates, owns, is owned by, or is under common ownership with, or controls, is controlled by, or is under common control, with a medical school.

1.2 The covenants, conditions and restrictions contained in this Exhibit C shall be enforceable by Grantor and its successors and assigns for a term commencing on the date this Special Warranty Deed is recorded and terminating on the earlier of (i) ninety-nine (99) years from the date this Special Warranty Deed is recorded, after which time said covenants, conditions and restrictions shall be automatically extended without further act or deed of Grantor, except as may be required by law and as provided below, for successive periods of ten (10) years; or (ii) such date as Grantor or its successors or assigns no longer owns and operates a hospital within a one (1) mile radius of the Property. If and to the extent that any of the covenants, conditions and restrictions as would otherwise be unlawful or void for violation of (a) the rule against perpetuities, (b) the rule restricting restraints on alienation, or (c) any other applicable statute or common law rule analogous thereto or otherwise imposing limitations upon the time for which such covenants may be valid, then the provision concerned shall continue and endure only until the expiration of a period of twenty-one (21) years after the date of death of the last to survive of the class of persons consisting of all of the lawful descendants of the President

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of the United States of America as of the date this Special Warranty Deed is recorded, living at the date of such recordation.

1.3 Except as otherwise expressly set forth herein, if Grantee is required to obtain the consent of Grantor for any matter hereunder, Grantee shall deliver to Grantor at the address of Grantor's registered agent in Illinois a written request for such consent together with all information and documentation necessary for Grantor to evaluate such request. If Grantor fails to respond to such request within twenty-one (21) days from the date of receipt of such request and all such information and documentation, Grantee shall deliver to Grantor an additional request for a response. If Grantor still fails to respond within fifteen (15) days from receipt of the additional request, the matter for which the request was sought shall be deemed approved.

All the covenants, restrictions and conditions herein contained shall run with the land and shall inure to the benefit of and be binding upon Grantee and each subsequent holder of any interest in any portion of the Property and their grantees, mortgagees, heirs, successors, personal representatives and assigns with the same full force and effect for all purposes as though set forth at length in each and every conveyance of the Property or any part thereof.

RECORDER OF DEEDS

RECORDER OF DEEDS

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 29 | 2017

SIGNATURE: _____

GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantor): Rush University Medical Center

On this date of: 12 | 29 | 2017

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

Josette C Harris
 Notary Public
 New Jersey
 My Commission Expires 12-20-2021
 No. 2353660

GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 29 | 2017

SIGNATURE: _____

GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: _____

By the said (Name of Grantee): HSEF TOB MOB LLC

On this date of: 12 | 29 | 2017

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW

Josette C Harris
 Notary Public
 New Jersey
 My Commission Expires 12-20-2021
 No. 2353660

CRIMINAL LIABILITY NOTICE

Pursuant to Section 55 ILCS 5/3-5020(b)(2), 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 4** of the **Illinois Real Estate Transfer Act**: (35 ILCS 200/Art. 31)

revised on 10.6.2015