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Doc# 1806145081 Fee \$48.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 03/02/2018 03:54 PM PG: 1 OF 6

111
846020-T

(Space Above for Recorder's Use)

Prepared by:

Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attention: Amber Pelot

Mail recorded document to:

Honigman Miller Schwartz and
Cohn LLP
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304
Attention: Rodney C. Ploucha

Send subsequent tax bills to:

Loyola University Health
System
c/o Trinity Health Corporation
20555 Victor Parkway
Livonia, MI 48152
Attention: General Counsel

P.I.N.: 16-30-412-006-0000

Hospital: MacNeal Hospital

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of March 1, 2018, between **VHS OF ILLINOIS, INC.**, a Delaware corporation, having an address at 1445 Ross Avenue, Suite 1400, Dallas, TX 75202, party of the first part ("Grantor"), and **LOYOLA UNIVERSITY HEALTH SYSTEM**, an Illinois not-for-profit corporation, having an address at c/o Trinity Health Corporation, 20555 Victor Parkway, Livonia, MI 48152, party of the second part ("Grantee").

WITNESSETH, that Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, by Grantee, the receipt of which is hereby acknowledged, by these presents does **REMISE, RELEASE, ALIENATE AND CONVEY** unto Grantee, **FOREVER**, all the following described real estate, situated in the County of Cook and State of Illinois, known and described on **Exhibit A** attached hereto and made a part hereof, together with all and singular the hereditaments and appurtenances belonging thereto, or in any way appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of Grantor, either at law or in equity of, in and to the above-described premises.

TO HAVE AND TO HOLD the said premises as described above, unto Grantee, its successors and assigns, in fee simple, forever.

And the Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee and its successors 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 it is lawfully seized of said premises in fee simple; and that it **WILL WARRANT AND DEFEND** said premises against all persons lawfully claiming, or to claim the same, by, through or under Grantor, subject only to the matters set forth on **Exhibit B** attached hereto and made a part hereof, but not otherwise.

THE CITY OF BERWYN, ILL. REAL ESTATE
TRANSFER TAX
3-02-18 \$ 5180.48
COLLECTOR'S OFFICE

-12

Deed
2824 Oak Park Avenue, Berwyn, IL

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IN WITNESS WHEREOF, said party of the first part has executed and sealed this Deed, the day and year first above written.

VHS OF ILLINOIS, INC., a Delaware corporation

By: _____

Name: Michael T. Maloney

Title: Vice President

This Instrument Prepared by:

Alston & Bird LLP
1201 West Peachtree Street
Atlanta, Georgia 30309-3424
Attention: Amber Peio

Send Subsequent Tax Bills to:

Loyola University Health System
c/o Trinity Health Corporation
20555 Victor Parkway
Livonia, Michigan 48152
Attention: General Counsel

Mail recorded document to:

Honigman Miller Schwartz and Cohn LLP
39400 Woodward Avenue, Suite 101
Bloomfield Hills, MI 48304
Attention: Rodney C. Ploucha

Exempt under provisions of Paragraph b
Section 4, Real Estate Transfer Act.
Dated: _____

Signature _____

Property of Cook County Clerk's Office

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STATE OF Texas

SS:

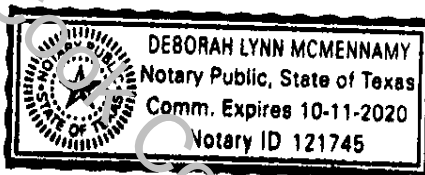
COUNTY OF Dallas

I, Deborah Lynn McMennamy a Notary Public in and for said County in the State aforesaid, do hereby certify that Michael T. Maloney, personally known to me to be the Vice President of VHS of Illinois, Inc., a Delaware corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President, such person signed and delivered the said instrument as such person's free and voluntary act and as the free and voluntary act and deed of said corporation, in such capacity as Vice President for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 23rd day of February, 2018.

Deborah Lynn McMennamy
Notary Public

My Commission expires.



Property of County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION



Legal Description:

A TRACT OF LAND LOCATED IN THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 40 FEET EAST OF THE WEST LINE OF THE SOUTH EAST 1/4 OF SAID SECTION 30, BEING THE EAST LINE OF OAK PARK AVENUE, AND SAID POINT BEING 25 FEET NORTHERLY PERPENDICULARLY DISTANT FROM THE CENTER LINE OF THE ILLINOIS CENTRAL GULF RAILROAD CO'S NORTHERLY MAIN TRACK; THENCE NORTH ALONG THE EAST LINE OF OAK PARK AVENUE, 56.24 FEET TO THE SOUTH LINE OF WEST 28TH STREET; THENCE EAST ALONG THE SOUTH LINE OF SAID 28TH STREET, 16.60 FEET TO A POINT BEING 50 FEET NORTHERLY FROM THE NORTHERLY LINE OF ILLINOIS CENTRAL GULF RAILROAD CO'S ORIGINAL 100 FOOT RIGHT OF WAY, MEASURED AT RIGHT ANGLES THERETO; THENCE SOUTHEASTERLY PARALLEL WITH AND 50 FEET PERPENDICULARLY DISTANT NORTHERLY FROM SAID NORTHERLY RIGHT OF WAY LINE, 1343.20 FEET TO THE WEST LINE OF EAST AVENUE; THENCE SOUTH ALONG THE SAID WEST LINE OF EAST AVENUE, 73.11 FEET TO A POINT, SAID POINT BEING ON A LINE THAT LIES PARALLEL WITH AND 25 FEET NORTHERLY FROM THE CENTER LINE OF ILLINOIS CENTRAL GULF RAILROAD CO'S NORTHERLY MAIN TRACK, THENCE NORTHWESTERLY ALONG AFORESAID PARALLEL LINE, 1361.15 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PIN: 16-30-412-006-0000

Commonly known as 2824 Oak Park Avenue, Berwyn, Illinois.

REAL ESTATE TRANSFER TAX		01-Mar-2018	
		COUNTY:	0.00
		ILLINOIS:	0.00
		TOTAL:	0.00
16-30-412-006-0000		20180201607727 1-065-723-424	

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Real Estate Ad Valorem Taxes for the year 2018 and subsequent years, not yet due and payable.
2. All covenants, conditions, restrictions and other matters of record recorded or filed in the applicable records of Cook County, Illinois with respect to the real property conveyed hereby.
3. Rights of tenants (and subtenants) and/or lessees (and sublessees) in possession under any recorded or unrecorded leases or rental agreements.
4. Zoning regulations and building laws, ordinances and regulations, and other similar laws now or hereinafter in effect and applicable to the real property conveyed hereby.
5. All matters as would be shown on a current, accurate survey of the real property conveyed hereby.

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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: 3 | 1 | 2018

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): _____

On this date of: 3 | 1 | 2018

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



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: 3 | 1 | 2018

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): _____

On this date of: 3 | 1 | 2018

NOTARY SIGNATURE: _____

AFFIX NOTARY STAMP BELOW



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)