

UNOFFICIAL COPY

11 291383
Instrument Prepared By:
Paul A. Greco
216 Higgins Road
Park Ridge, IL 60068

Doc#: 1808646097 Fee: \$60.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/27/2018 12:07 PM Pg: 1 of 7

Dec ID 20180301622627
ST/CO Stamp 2-006-302-240
City Stamp 2-053-258-784 City Tax: \$348.75

After Recording Return to:
Paul A. Greco
216 Higgins Road
Park Ridge, IL 60068

Send Tax Bills to:
Hastings Center Office, LLC
205 W. Wacker Drive, Suite 700
Chicago, IL 60606

SPECIAL WARRANTY DEED

Grantor, **Illinois Medical District Commission**, a body politic created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, ("Grantor"), whose address is 2100 W. Harrison Street, Chicago, Illinois 60612, and **Hastings Center Office, LLC**, an Illinois limited liability company ("Grantee"), whose address is 205 W. Wacker Drive, Suite 700, Chicago, IL 60606.

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 the Grantee, the receipt and sufficiency whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL AND CONVEY with special warranty covenants unto Grantee, and its successors and assigns, FOREVER, all of the following described real estate, situated in the County of Cook and State of Illinois:

LEGAL DESCRIPTION ATTACHED AS EXHIBIT A

Common address: 2000 W. Hastings Street Chicago, Illinois
Permanent Tax Index Number: 17-19-114-052-0000

Exempt as to seller's tax liability under 35 ILCS 200/31-45 (b) (1)

Illinois Medical District Commission, a body politic

March 22, 2018
Date

BY: Suzet M. McKinney
Suzet McKinney, DrPH, MPH CEO/Executive Director

TOGETHER WITH all hereditaments and appurtenances thereunto belonging, or in any way appertaining, and the reversion or reversions, remainder or remainders, buildings, improvements, fixtures affixed or attached to, or situated upon or acquired or used in connection therewith, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand

UNOFFICIAL COPY

whatsoever, of Grantor, either in law or equity of, in and to the above described premises;

TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto Grantee, forever; and Grantor, for itself, and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns, that Grantor has not done or suffered to be done, anything whereby the premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND FOREVER DEFEND the premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject only to the matters set forth on Exhibit B attached hereto and made a part hereof.

IN WITNESS WHEREOF, Grantor has signed these presents this 21st day of March, 2018.

Illinois Medical District Commission, a body politic

By: *Suzet M. McKinney*
Name: Suzet McKinney, DrPH, MPH
Title: CEO/Executive Director

State of Illinois)
) ss
County of COOK)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Suzet McKinney, CEO/Executive Director, of the Illinois Medical District Commission, personally known to me to be the CEO/Executive Director of the Illinois Medical District Commission 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 as such signed and delivered the said instrument pursuant to authority given as provided in the resolutions of the Illinois Medical District Commission and the Illinois Medical District Act and as her free and voluntary act, and as the free and voluntary act of the Illinois Medical District Commission, a body politic, for the uses and purposes therein set forth.

Given under my hand and official seal, this 22 day of March 2018.
Commission Expires: 8-11-18 *Judith*
Notary Public



UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

The land referred to in this Commitment is described as follows:


LOTS 1, 2, 23, 24 AND THE EAST 7.80 FEET OF LOTS 3 AND 22 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 RECORDED AS DOCUMENT NUMBER 225067; TOGETHER WITH THAT PORTION OF THE VACATED 16 FOOT ALLEY VACATED AS PER DOCUMENT NUMBER 19169599) LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2 AND THE EAST 7.80 FEET OF LOT 3 IN THE NORTH 1/2 OF BLOCK 12 AFORESAID; ALL IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



EXCEPTING THEREFROM THAT PART OF THE EAST 1/2 OF BLOCK 12 IN CAMPBELL'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN DEDICATED FOR WIDENING OF SOUTH DAMEN AVENUE BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE NORTH LINE OF WEST HASTINGS STREET WITH THE WEST LINE OF SOUTH DAMEN AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS WEST ALONG THE WEST LINE OF SAID DAMEN AVENUE, A DISTANCE OF 264.30 FEET TO A POINT IN THE SOUTH LINE OF WEST 13TH STREET; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS WEST ALONG THE SOUTH LINE OF WEST 13TH STREET, A DISTANCE OF 13.60 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST AND PARALLEL WITH THE WEST LINE OF SOUTH DAMEN AVENUE AFORESAID, A DISTANCE OF 120.89 FEET TO A POINT; THENCE SOUTH 02 DEGREES 18 MINUTES 57 SECONDS EAST A DISTANCE OF 143.53 FEET TO A POINT IN THE NORTH LINE OF WEST HASTINGS STREET; THENCE NORTH 89 DEGREES 56 MINUTES 06 SECONDS EAST ALONG THE NORTH LINE OF HASTINGS STREET, A DISTANCE OF 7.80 FEET TO THE POINT OF BEGINNING, ALL IN CHICAGO, COOK COUNTY ILLINOIS.

Commonly address: 2000 W. Hastings Street, Chicago, Illinois

Permanent Index Nos.: 17-19-114-052-0000

REAL ESTATE TRANSFER TAX		23-Mar-2018
	CHICAGO:	348.75
	CTA:	0.00
	TOTAL:	348.75 *
17-19-114-052-0000 20180301622627 2-053-258-784		
* Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		23-Mar-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
17-19-114-052-0000 20180301622627 2-006-302-240		

UNOFFICIAL COPY

EXHIBIT B

PERMITTED EXCEPTIONS

1. The second installment of the general real estate taxes for the year 2017 and subsequent years.
2. The following environmental disclosure document(s) for transfer of real property appear of record which include a description of the land insured or a part thereof:

Document number: 08062966 date of recording: November 24, 1998

Document number 99761560 recorded August 10, 1999

3. Grant recorded July 10, 1964 as Document 19181043, made by Miehle-Goss-Dexter Incorporated unto the Commonwealth Edison Company and its successors and assigns, of a perpetual right, easement, permission and authority To construct, operate, use, maintain, repair, relocate, replace, renew and remove poles, crossarms, wires, cables, conduits and other overhead or underground equipment or both, for the transmission and distribution of electric energy in over and across that part of the Land falling within the vacated alley.
4. Survey made by Mackie Consultants, LLC dated 12-15-2017 as Project No. 2395B discloses the following:
 - a. overhead wires and power poles.
5. Seller's right of reverter as set forth in Section 6 of the Illinois Medical District Act.

UNOFFICIAL COPY

PLAT ACT AFFIDAVIT (Pursuant to 765 ILCS 205/1)

STATE OF ILLINOIS)
COUNTY OF COOK)

Illinois Medical District Commission, the grantor or his/her agent, being duly sworn on oath, states that he/she resides at 2100 West Harrison Street, Chicago, Illinois

Affiant states that the attached deed is *not* a violation of 765 ILCS 205/1 for reason given below:

- A. The sale or exchange is of **an entire tract of land** not being a part of a larger tract of land and described in the same manner as title was taken by the grantor(s);
- B. One of the following exemptions from 765 ILCS 205/1 (b) applies:
 - 1. The division or subdivision of land is into parcels or tracts of five acres or more in size which does not involve any new streets or easements of access.
 - 2. The division is of lots or blocks of less than one acre in any recorded subdivision which does not involve any new streets or easements of access.
 - 3. The sale or exchange of parcels of land is between owners of adjoining and contiguous land.
 - 4. The conveyance is of parcels of land or interests therein for use as right of way for railroads or other public utility facilities, which does not involve any new streets or easements of access.
 - 5. The conveyance is of land owned by a railroad or other public utility which does not involve any new streets or easements of access.
 - 6. The conveyance is of land for highway or other public purposes or grants of conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.
 - 7. The conveyance is made to correct descriptions in prior conveyances.
 - 8. The sale or exchange is of parcels or tracts of land following the division into no more than two parts of a particular parcels or tract of land existing on July 17, 1959 and not involving any new streets or easements of access.
 - 9. The sale is of a single lot of less than five acres from a larger tract, the dimensions and configurations of said large tract having been determined by the dimensions and configuration of said larger tract on October 1, 1973, and no sale, prior to this sale, or any lot or lots from said larger tract having taken place since October 1, 1973 and provided that this exemption does not invalidate any local requirements applicable to the subdivision of land (page 2).
 - 10. The preparation of a plat for wind energy devices under Sec. 10-620 of the Property Tax Code.
 - 11. Other: _____

C. The division does not meet any of the above criteria and must have county approval (page 2).

Legal description prepared by: _____

AFFIANT further states that he/she makes this affidavit for the purpose of inducing the Recorder of Deeds of Cook County, State of Illinois, to accept the attached deed for recording.

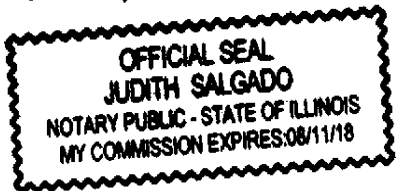
SUBSCRIBED AND SWORN TO before me
this 22nd day of March, 2018

[Signature]

Signature of Notary Public

Suzet McKinney, DrPH, MPH

Illinois Medical District Commission, a body politic
[Signature]
By: Suzet McKinney, DrPH, MPH
CEO/
Its: Executive Director



UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

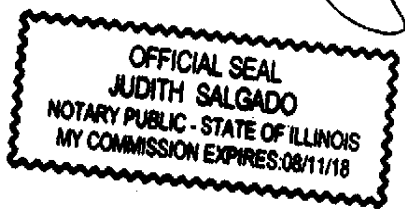
The grantor or his agent affirm that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois Corporation, or foreign corporation authorized to do business or acquire and hold title to real estate 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: March 22, 2018

Signature [Handwritten Signature]
Grantor or Agent

Subscribed and sworn to before me
this 22 day of March, 2018

Notary Public [Handwritten Signature]



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 title to real estate under the laws of the State of Illinois.

Dated: _____

Signature _____
Grantee or Agent

Subscribed and sworn to before me
this _____ day of _____, _____

Notary Public _____

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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 Tax Act)

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirm 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: _____

Signature _____

Grantor or Agent

Subscribed and sworn to before me
this _____ day of _____, _____.

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 title to real estate under the laws of the State of Illinois. *Hastings Center Off., LLC*

Dated: MARCH 21, 2018

Signature *Benjamin A. Mummy*

Grantee or Agent

Subscribed and sworn to before me
this 21st day of March, 2018.



Notary Public *[Signature]*

Note: Any person who knowingly submits a false statement concerning the identify of a grantee shall be guilty of 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 Tax Act)