THIS INSTRUMENT WAS PREPARED BY:

Blake F. Hanson, Esq. Quarles & Brady LLP 300 North LaSalle Street **Suite 4000** Chicago, Illinois 60654 8986273 NH 10+1 AFTER RECORDING PLEASE MAIL TO: Wallace Moy, Esq. 53 West Jackson Blvd. Suite 1564

Doc# 1813034065 Fee \$46.00

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

AFFIDAUIT FEE: \$2.00

KAREH A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/10/2018 03:21 PM PG: 1 OF 5

#### SEND SUBSEQUENT TAX BILLS TO:

ME Washington LLC 3520 S Morgan Street Chicago, Illinois 60609

Chicago, Illinois o0604

### SPECIAL WARRANTY DEED

This SPECIAL WARRANT Y PEED, made as of the 4th day of May, 2018, between MOUNT SINAI HOSPITAL MEDICAL CENTER OF CHICAGO, an Illinois not-for-profit corporation (the "Grantor"), and ME WASHINGTON LLC, ar. !!inois limited liability company (the "Grantee").

WITNESSETH, that the Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN, AND CONVEY unto the Grantee and its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to wit:

See Exhibit A attached hereto and made a per hereof.

Together with all of the Grantor's right, title and interest in and to the improvements, hereditaments, easements and appurtenances thereunto belonging, or in any way 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, either in law or equity, of, in and to the above described premises, together with such improvements, hereditaments, easements and appurtenances (collectively, the "Property"). TO HAVE AND TO HOLD the Property, unto the Grantee and the Grantee's successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee and the Grantee's successors and assigns, that the Grantor 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, and WILL WARRANT AND DEFEND against all persons lawfully claiming or to claim the same by, through or under the Grantor, subject to: general real estate taxes and any special assessments not yet due and payable; zoning and building laws and ordinances; acts done or suffered by or through the Grantee; and all other matters described on Exhibit B attached hereto and made a part hereof.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Grantor has executed this Special Warranty Deed as of the day and date first above written.

	GRANTOR:
	MOUNT SINAI HOSPITAL MEDICAL CENTER OF CHICAGO, an Illinois not-for-profit corporation
,·	By: Mus A Berid
	Name: James Bicak Title: Vice President, Campus Development and Facilities
STATE OF ILLINOIS	} ss.
COUNTY OF COOK	}
CERTIFY, that the above named James MOUNT SINAI HOSPITAL MED corporation, the Grantor under the fore same person whose name is subscribed and acknowledged that he signed and december 1997.	Public in and for the County and State aforesaid, DO HEREBY Blicak, as Vice President, Campus Development and Facilities, of DICAL CENTER OF CHICAGO, an Illinois not-for-profit going instrument, personally known or identified to me to be the to the foregoing instrument, appeared before me this day in personal lelivired the said instrument as his free and voluntary act, and the or the uses and purposes therein set forth.
Given under my hand and Notar	ial Seal this 2 h day of Apr. L. , 2018.
By: Paten Th. Oc Notary Public	- [SEAL] "OFFICIAL SEAL" PATRICIA M ORE Notary Public, State of Illinois My Commission Expires 9/7/2020
Commission Expires: $\frac{9/7/20}{}$	
Chicago transfer taxes. The transaction	tte of Illinois, County of Cook and the 'C.T.A." portion of City of is <b>EXEMPT</b> from State of Illinois transfer taxes by virtue of the Estate Transfer Tax Law, 35 ILCS 200/31-45.
Date: May <u>\(\frac{1}{2}\)</u> , 2018	
MOUNT SINAI HOSPITAL ME CHICAGO, an Illinois not-for-profit c	
By: All A Brick	
Name: James Bicak Title: Vice President, Campus Develor	oment and Facilities

QB\137436.00044\51949422.1

#### **EXHIBIT A**

#### LEGAL DESCRIPTION

#### PARCEL 1:

THE EAST 1/2 OF THE WEST 1/2 OF LOT 17 IN A. D. TAYLOR'S SUBDIVISION OF THE SOUTHWEST 1/4 OF BLOCK 53 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

#### PARCEL 2:

THE EAST 1/2 OF LOT 17 IN A. D. TAYLOR'S SUBDIVISION OF THE SOUTHWEST 1/4 OF BLOCK 53 IN CANAL TRUSTEES' SUBDIVISION OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2040 W. Washington, Chicago, Illinois 60612

Property Index Nos.: 17-07-323-030-0000

17-07-323-031-0000

REAL ESTATE	TRANSFERT	AX	07-May-2018
	William .	COUNTY:	0.00
	(50.5)	ILLINOIS:	0.00
		TOTAL:	0.00
17-57-323	3-030-0000	20180501660875	0-202-303-776

REAL ESTATE R	ANSFER TAX	07- <b>M</b> ay-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 •

17-07-323-030-0000 | 2018050 630875 | 2-095-101-216

\* Total does not include any applicable renal r or interest due.

#### **EXHIBIT B**

#### PERMITTED EXCEPTIONS

- 1) PARTY SIDEWALK ON THE WEST SIDE OF THE LAND. (AFFECTS PARCEL 1)
- 2) PARTY WALL RIGHTS ON THE EAST LINE OF THE LAND AS DISCLOSED BY AGREEMENT RECORDED AUGUST 18, 1953 AS DOCUMENT 15697494. (AFFECTS PARCEL 2)
- 3) BUILDING LIES OVER THE PROPERTY LINE BY APPROXIMATELY 0.18 FEET AS DISCLOSED ON SURVEY PREPARED BY JLH LAND SURVEYING INC., FOR BOCK & CLARK RD, ECT N.

  ODOROTAL OF COUNTY CLOSELS OFFICE NATIONAL COORDINATORS, DATED JANUARY 11, 2018 AND LAST REVISED ON APRIL 26, 2018, B&C PROJECT NO. 201705022, 008.

1813034065 Page: 5 of 5

### **UNOFFICIAL COP**

#### STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her 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 state under the laws of the State of Illinois.

Dated:	May 4, 2018.
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MOUNT SINAI HOSPITAL MEDICAL CENTER OF CHICAGO, an Illinois not-for-

profit corporation

Name: James Bicak

Its: Vice President, Campus Development and

**Facilities** 

SUBSCRIBED AND SWORN to before me this 3.17 day of Apr. 1

PATRICIA M ORE

Notary Public, State of Illinois My Commission Expires: 9/1/20 My Commission Expires 9/7/2020

The grantee or his/her 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: 5.4, 2018

Signature: Grantee or Agent

SUBSCRIBED AND SWORN to before me this 4 day of

**EULANA M JONES** Official Spai

Notary Public - State of Illinois monistion Expline May 16, 2021

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