

# UNOFFICIAL COPY

THIS INSTRUMENT WAS

PREPARED BY:

Blake F. Hanson, Esq.  
Quarles & Brady LLP  
300 North LaSalle Street  
Suite 4000

Chicago, Illinois 60654

8986275 NH 1 of 1

AFTER RECORDING PLEASE

MAIL TO:

Wallace Moy, Esq.  
53 West Jackson Blvd.  
Suite 1564  
Chicago, Illinois 60604

SEND SUBSEQUENT TAX BILLS TO:

ME Washington LLC  
3520 S Morgan Street  
Chicago, Illinois 60609



Doc# 1813034070 Fee \$46.00

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

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/10/2018 03:31 PM PG: 1 OF 5

## SPECIAL WARRANTY DEED

This **SPECIAL WARRANTY DEED**, made as of the 4th day of May, 2018, between **HOLY CROSS HOSPITAL**, an Illinois not-for-profit corporation (the "Grantor"), and **ME WASHINGTON LLC**, an Illinois 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 part 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]

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

**GRANTOR:**

**HOLY CROSS HOSPITAL**, an Illinois not-for-profit corporation

By: *James A. Bicak*  
Name: James Bicak  
Title: Vice President, Campus Development and Facilities

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 the above named James Bicak, as Vice President, Campus Development and Facilities, of **HOLY CROSS HOSPITAL**, an Illinois not-for-profit corporation, the Grantor under the foregoing instrument, personally known or identified 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 he signed and delivered the said instrument as his free and voluntary act, and the free and voluntary act of the Grantor, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 3<sup>rd</sup> day of April, 2018.

By: *Patricia M. Ore*  
Notary Public

[SEAL]



Commission Expires: 9/7/20

This transaction is **EXEMPT** from State of Illinois, County of Cook and the "C.T.A." portion of City of Chicago transfer taxes. The transaction is **EXEMPT** from State of Illinois transfer taxes by virtue of the provisions of subsection (b) of the Real Estate Transfer Tax Law, 35 ILCS 200/31-45.

Date: May 4, 2018

**HOLY CROSS HOSPITAL**, an Illinois not-for-profit corporation

By: *James A. Bicak*  
Name: James Bicak  
Title: Vice President, Campus Development and Facilities

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## EXHIBIT A


### LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN THE SUBDIVISION OF BLOCK 8 IN EBERHART'S SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Commonly known as: 6400 S Kedzie Ave, Chicago, IL 60629

Property Index Nos.: 19-23-211-018-0000  
 19-23-211-019-0000  
 19-23-211-020-0000

REAL ESTATE TRANSFER TAX		07-May-2018
		COUNTY: 0.00
		ILLINOIS: 0.00
		TOTAL: 0.00
19-23-211-018-0000   20180501660858   0-414-443-040		

REAL ESTATE TRANSFER TAX		07-May-2018
		CHICAGO: 0.00
		CTA: 0.00
		TOTAL: 0.00
19-23-211-018-0000   20180501660858   1-859-530-272		

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

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## EXHIBIT B

### PERMITTED EXCEPTIONS

- 1) ENCROACHMENT OF THE BOLLARD LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ONTO THE LAND BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 201705022,002 PREPARED BY BOCK & CLARK DATED JANUARY 8, 2018.
- 2) ENCROACHMENT OF THE STOCKADE FENCES LOCATED MAINLY ON THE PROPERTY WEST AND ADJOINING ONTO THE LAND BY AN UNDISCLOSED AMOUNT, AS SHOWN ON PLAT OF SURVEY NUMBER 201705022,002 PREPARED BY BOCK & CLARK DATED JANUARY 8, 2018.

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## 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.

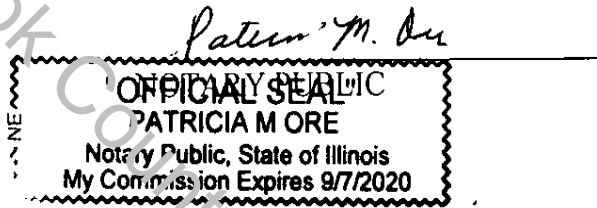
**HOLY CROSS HOSPITAL**, an Illinois not-for-profit corporation

By: *James A. Bicak*

Name: James Bicak

Its: Vice President, Campus Development and Facilities

SUBSCRIBED AND SWORN to before me this 30<sup>th</sup> day of April, 2018.



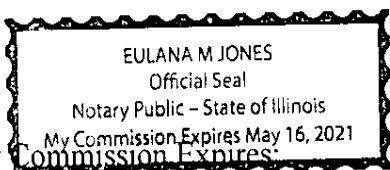
My Commission Expires: 9/7/20

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: *[Signature]*  
Grantee or Agent

SUBSCRIBED AND SWORN to before me this 4<sup>th</sup> day of May, 2018.



*[Signature]*  
NOTARY PUBLIC

My