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Doc# 1921241072 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 07/31/2019 10:56 AM Pg: 1 of 9

**THIS INSTRUMENT WAS
PREPARED BY & AFTER
RECORDING PLEASE RETURN TO:**

Quarles & Brady LLP
300 North LaSalle Street
Suite 4000
Chicago, Illinois 60654
Attn: Blake F. Hanson, Esq.

180360301K

FIRST AMENDMENT TO MEMORANDUM OF GROUND LEASE AND MEMORANDUM OF SUBLEASE

**THIS FIRST AMENDMENT TO MEMORANDUM OF GROUND LEASE AND
MEMORANDUM OF SUBLEASE** (this "Amendment") is made as of
July 18, 2019, by and between **SINAI HEALTH SYSTEM**, an Illinois not-for-
profit corporation ("SHS" or "Mortgagor"), and **MOUNT SINAI HOSPITAL MEDICAL
CENTER OF CHICAGO**, an Illinois not-for-profit corporation ("Mount Sinai"), who hereby
mutually covenant and agree as follows:

WITNESSETH:

WHEREAS, SHS and Mount Sinai entered into that certain Ground Lease dated as of
September 30, 1996 (the "**Original Prime Lease**") between Mount Sinai, as landlord, and SHS,
as tenant, as amended by that certain Ground Lease and Sublease Modification Agreement dated
as of December 18, 2003 (the "**First Modification Agreement**"), and that certain Second
Ground Lease and Sublease Modification Agreement dated as of November 20, 2012 (the
"**Second Modification Agreement**", and together with the Original Prime Lease and the First
Modification Agreement, the "**Existing Prime Lease**");

WHEREAS, SHS and Mount Sinai entered into that certain Memorandum of Ground
Lease dated as of September 30, 1996 and recorded September 30, 1996 with the office of the
Recorder of Deeds of Cook County, Illinois (the "**Recorder's Office**") as Document No.
96741326 (the "**Memorandum of Prime Lease**") to give public notice of the Original Prime
Lease;

WHEREAS, pursuant to the Existing Prime Lease, Mount Sinai leases to SHS, and SHS
leases from Mount Sinai, certain premises and improvements located in the City of Chicago,
Cook County, Illinois, and legally described on **Exhibit A** attached to the Memorandum of
Prime Lease (the "**Existing Premises**");

WHEREAS, SHS and Mount Sinai entered into that certain Sublease dated as of
September 30, 1996 (the "**Original Sublease**", as amended by the First Modification Agreement
and the Second Modification Agreement, the "**Existing Sublease**") between Mount Sinai, as
sublessee, and SHS, as sublessor, whereby SHS subleases to Mount Sinai, and Mount Sinai
subleases from SHS, the Existing Premises;

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WHEREAS, SHS and Mount Sinai entered into that certain Memorandum of Sublease dated as of September 30, 1996 and recorded September 30, 1996 with the Recorder Office as Document No. 96741333 (the "**Memorandum of Sublease**") to give public notice of the Original Sublease;

WHEREAS, contemporaneously with the execution of this Amendment, SHS and Mount Sinai have entered into that certain Third Ground Lease and Sublease Modification Agreement dated as of even date herewith (the "**Third Modification Agreement**"; the Existing Prime Lease, as amended by the Third Modification Agreement, and as the same may be further amended, restated, modified, and in effect from time to time, is hereinafter referred to as the "**Prime Lease**"; the Existing Sublease, as amended by the Third Modification Agreement, and as the same may be further amended, restated, modified, and in effect from time to time, is hereinafter referred to as the "**Sublease**"), and pursuant to the Third Modification Agreement, SHS and Mount Sinai have agreed to cancel and terminate each of the Existing Prime Lease and the Existing Sublease with respect to that certain portion of the Existing Premises more particularly described on Exhibit A attached hereto and made a part hereof (the "**Contraction Premises**"); and

WHEREAS, SHS and Mount Sinai have agreed to enter into this Amendment to amend each of the Memorandum of Ground Lease and the Memorandum of Sublease to give public notice of the cancelation and termination of the Existing Prime Lease and the Existing Sublease, each with respect to the Contraction Premises only, pursuant to the Third Modification Agreement.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

SECTION 1. Pursuant to the Third Modification Agreement, the Contraction Space has been subtracted from the Existing Premises, and each of the Prime Lease and the Sublease is hereby deemed canceled and terminated with respect to the Contraction Space (and only with respect to the Contraction Space).

SECTION 2. As of the date hereof, SHS and Mount Sinai acknowledge that the Prime Lease and the Sublease shall continue to encumber only that certain real property identified on Exhibit B attached hereto and made a part hereof (the "**Premises**").

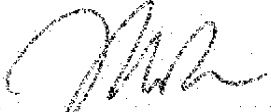
SECTION 3. The legal descriptions of the Existing Premises attached to the each of the Memorandum of Prime Lease and the Memorandum of Sublease are hereby deleted in their entirety and replaced with the legal description of the Premises identified on Exhibit B attached hereto.

[signatures appear on following page]

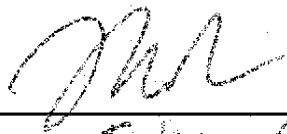
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IN WITNESS WHEREOF, SHS and Mount Sinai have executed this Amendment as of the date first above written.

SINAI HEALTH SYSTEM, an Illinois not-for-profit corporation

By: 
Title: Interim CEO

MOUNT SINAI HOSPITAL MEDICAL CENTER OF CHICAGO, an Illinois not-for-profit corporation

By: 
Title: Interim CEO

Property of Cook County Clerk's Office

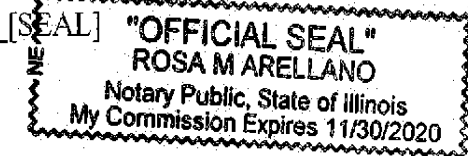
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ACKNOWLEDGMENTS

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

On this 22 day of May, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew Davis, as Interim CEO SINAI HEALTH SYSTEM, an Illinois not-for-profit corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public



Commission Expires: 11/30/2020

STATE OF ILLINOIS)
) ss:
COUNTY OF COOK)

On this 22 day of May, 2019, before me, the undersigned, a Notary Public in and for said State, personally appeared Matthew Davis, as Interim CEO MOUNT SINAI HOSPITAL MEDICAL CENTER OF CHICAGO, an Illinois not-for-profit corporation, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
Notary Public



Commission Expires: 11/30/2020

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Exhibit A

CONTRACTION PREMISES

PARCEL 19:

LOTS 1 AND 2 IN BLOCK 1 IN ARCHIBALD'S KENILWORTH AVENUE ADDITION TO ROGERS PARK, A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST FRACTIONAL 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 2901-2907 W. Touhy Avenue, Chicago, Illinois

Property Index Nos.: 10-36-101-020-0000
10-36-101-021-0000

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Exhibit B

PREMISES

PARCEL 1:

LOTS 1 TO 5, BOTH INCLUSIVE, IN W. WASKA AND SON'S SUBDIVISION OF LOTS 7 TO 13 INCLUSIVE, IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 5 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 15 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF LOT 3, OF LOT 4 (EXCEPT THE WEST 24.58 FEET THEREOF), LOT 5 (EXCEPT THE EAST 41.32 FEET THEREOF) AND OF LOT 7 LYING SOUTHWESTERLY OF THE SOUTHWESTERLY LINE OF WEST COBBIN AVENUE AS WIDENED, IN BLOCK 5 IN COOK AND ANDERSON'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOTS 1 TO 5, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 6 IN BLOCK 6 (EXCEPT THAT PART OPEN FOR COBBIN AVENUE) OF COOK AND ANDERSON'S SUBDIVISION AFORESAID, ALSO;

PARCEL 4:

THAT PART OF WEST 15TH STREET AND OF THE ALLEYS VACATED ACCORDING TO ORDINANCE PASSED ON APRIL 21, 1957 BY THE CITY OF CHICAGO, EXCEPTING THEREFROM ANY PART THEREOF FALLING WITHIN LOT 7 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID, ALSO;

PARCEL 5:

LOT 2 (EXCEPT THE WEST 15.0 FEET OF THE EAST 17.0 FEET THEREOF), AND LOTS 3 TO 20, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOTS 2, 3 AND 9 AND 1 RESUBDIVISION OF LOT 4 IN BLOCK 7 OF COOK AND ANDERSON'S SUBDIVISION AFORESAID, ALSO;

PARCEL 6:

LOTS 1 TO 5, BOTH INCLUSIVE, IN THE SUBDIVISION OF LOT 5 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID, ALSO;

PARCEL 7:

THAT PART OF LOT 7 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID LYING NORTH OF THE NORTH LINE OF WEST 15TH PLACE AS WIDENED, ALSO;

PARCEL 8:

THAT PART OF LOTS 3 TO 11, BOTH INCLUSIVE, AND OF THE 16.0 FEET VACATED ALLEY EAST AND ADJOINING SAID LOTS, LYING NORTH OF THE NORTH LINE OF WEST 15TH PLACE, AS WIDENED, IN THE SUBDIVISION OF LOTS 8 AND 9 IN BLOCK 7 OF COOK AND ANDERSON'S SUBDIVISION AFORESAID, ALSO;

PARCEL 9:

LOTS 4, 5 AND 6 IN THE SUBDIVISION OF LOT 1 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID, ALSO;

PARCEL 10:

LOTS 1, 2 AND 3 IN V. USK'S RESUBDIVISION OF LOTS 1, 2 AND 3 IN SUBDIVISION OF LOT 1 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID, ALSO;

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PARCEL 11:

LOT 1 IN THE SUBDIVISION OF LOTS 2, 3 AND 5 AND A RESUBDIVISION OF LOT 4 IN BLOCK 7 OF COOK AND ANDERSON'S SUBDIVISION AFORESAID; ALSO

PARCEL 12:

THAT PART OF VACATED SOUTH FAIRFIELD AVENUE LYING ACROSS PARTS OF LOTS 4 AND 5 IN BLOCK 6 OF COOK AND ANDERSON'S SUBDIVISION AFORESAID, LYING SOUTHERLY OF THE SOUTH LINE OF WEST OGDEN AVENUE AS WIDENED BY THE CITY OF CHICAGO PER ORDINANCE PASSED OCTOBER 29, 1892 AND RECORDED FEBRUARY 27, 1899 AS DOCUMENT 1066458 AND LYING NORTH OF THE NORTH LINE OF WEST 15TH STREET, AS HERETOFORE, IN COOK COUNTY, ILLINOIS, ALSO

PARCEL 13:

THAT PART OF VACATED WEST 15TH STREET BOUNDED ON THE NORTH BY THE SOUTH LINE OF BLOCK 6 OF COOK AND ANDERSON'S SUBDIVISION AFORESAID, AND BOUNDED ON THE SOUTH BY THE NORTH LINE OF BLOCK 7 OF THE AFORESAID SUBDIVISION, AND BOUNDED ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF VACATED SOUTH FAIRFIELD AVENUE IN BLOCK 6 OF AFORESAID SUBDIVISION AND BOUNDED ON THE EAST BY THE WEST LINE OF SOUTH WASHINGTON AVENUE AS DEDICATED IN THE AFORESAID SUBDIVISION, ALSO

PARCEL 14:

THAT PART OF THE NORTH AND SOUTH VACATED 16 FOOT PUBLIC ALLEY IN A PART OF LOT 2 IN SUBDIVISION OF LOTS 2, 3 AND 5 AND A RESUBDIVISION OF LOT 4 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID, BOUNDED ON THE EAST BY A LINE DRAWN ONE FOOT WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2, AND ON THE WEST BY A LINE DRAWN 17 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 2 AND ON THE NORTH LINE OF SAID LOT 2, AND ON THE SOUTH BY THE SOUTH LINE OF SAID LOT 2, AND THE EAST AND WEST VACATED 16 FOOT PUBLIC ALLEY BOUNDED ON THE NORTH BY THE SOUTH LINE OF W. LISK'S RESUBDIVISION OF LOTS 1, 2 AND 3 IN THE SUBDIVISION OF LOT 1 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID AND BY THE SOUTH LINE OF LOTS 1 AND 2 IN SUBDIVISION OF LOTS 2, 3 AND 5 AND A RESUBDIVISION OF LOT 4 IN BLOCK 7 IN COOK AND ANDERSON'S SUBDIVISION AFORESAID AND ON THE SOUTH BY SUBDIVISION OF LOT 1 IN BLOCK 7 AND THE NORTH LINE OF LOTS 19 AND 20 IN SUBDIVISION OF LOTS 2, 3 AND 5 IN THE RESUBDIVISION OF LOT 4 IN BLOCK 7 ALL IN COOK AND ANDERSON'S SUBDIVISION AND ON THE WEST BY THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE AFORESAID NORTH AND SOUTH VACATED 16 FOOT PUBLIC ALLEY AND ON THE EAST BY THE WEST LINE OF SOUTH WASHINGTON AVENUE DEDICATED, IN COOK COUNTY, ILLINOIS

PARCEL 15:

LOTS 1, 2, 3, 4, 5 AND 6 IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 6 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN.

PARCEL 16:

LOTS 8 THROUGH 12, INCLUSIVE, IN JOHN BERRY JR., GUARDIAN'S SUBDIVISION OF LOTS 18 AND 19, TOGETHER WITH LOTS 6 THROUGH 11, INCLUSIVE, IN MICHAEL C. McDONALD'S SUBDIVISION OF LOTS 17, 18 AND 19, (EXCEPT PARTS HERETOFORE DEDICATED FOR STREETS) ALL IN BLOCK 3 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

ALSO DESCRIBED AS:

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A PARCEL OF LAND COMPRISED OF LOTS 8 TO 12, BOTH INCLUSIVE, IN JOHN BERRY JR. GUARDIAN'S SUBDIVISION OF LOTS 15 AND 16, TOGETHER WITH LOTS 6 TO 11, BOTH INCLUSIVE, IN MICHAEL C. McDONALD'S SUBDIVISION OF LOTS 17, 18 AND 19 (EXCEPT PARTS HERETOFORE DEDICATED FOR STREETS) ALL IN BLOCK 3 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID LOT 8 IN JOHN BERRY JR. GUARDIAN'S SUBDIVISION (BEING ALSO THE INTERSECTION OF THE EAST LINE OF SOUTH CALIFORNIA AVENUE AND THE NORTHWESTERLY LINE OF GREEN AVENUE); THENCE NORTH ON THE WEST LINE OF SAID LOT 8 (BEING ALSO THE EAST LINE OF SOUTH CALIFORNIA AVENUE), A DISTANCE OF 125.97 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT; THENCE NORTHEASTERLY ON THE NORTHWESTERLY LINE OF LOTS 8, 9, 10, 11 AND 12 IN JOHN BERRY JR. GUARDIAN'S SUBDIVISION AND ALONG THE NORTHWESTERLY LINE OF LOTS 11 AND 12 IN MICHAEL C. McDONALD'S SUBDIVISION (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF A PUBLIC ALLEY), A DISTANCE OF 199.68 FEET TO THE NORTHEAST CORNER OF SAID LOT 10; THENCE EAST ALONG THE LINE OF LOTS 9, 8, 7 AND 6 IN MICHAEL C. McDONALD'S SUBDIVISION (BEING ALSO THE SOUTH LINE OF A 16 FOOT WIDE PUBLIC ALLEY), A DISTANCE OF 101.02 FEET TO THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 6 (BEING ALSO THE WEST LINE OF SOUTH CALIFORNIA AVENUE), A DISTANCE OF 30.82 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF LOTS 6, 7, 8, 9, 10 AND 11 IN MICHAEL C. McDONALD'S SUBDIVISION AND ALONG THE SOUTHEASTERLY LINE OF LOTS 12, 11, 10, 9 AND 8 IN JOHN BERRY JR. GUARDIAN'S SUBDIVISION (SAID LINE BEING ALSO THE SOUTHWESTERLY LINE OF GREEN AVENUE), A DISTANCE OF 396.24 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 17:

ALL THE VACATED SOUTH 1/3 OF THE EAST WEST AND THE SOUTHWESTERLY 1/2 OF THE NORTHWESTERLY-SOUTHWESTERLY 16 FOOT ALLEYS LYING NORTHWESTERLY AND ACCORDING THE NORTHWESTERLY LINE OF LOTS 8 TO 12, BOTH INCLUSIVE, ALL IN JOHN BERRY JR. GUARDIAN'S SUBDIVISION OF LOTS 15 AND 16 IN BLOCK 3 IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN; ALSO LYING NORTH AND ADJOINING THE SOUTH LINE OF LOTS 6 TO 9, BOTH INCLUSIVE, AND LYING NORTHWESTERLY AND ACCORDING THE NORTHWESTERLY LINE OF LOTS 9, 10 AND 11 ALL IN MICHAEL C. McDONALD'S SUBDIVISION OF LOTS 17, 18 AND 19 (EXCEPT PARTS HERETOFORE DEDICATED FOR STREETS) OF BLOCK 3 OF COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 18:

LOTS 1 THROUGH 10 IN HALLWIN AND WALKER'S SUBDIVISION OF LOTS 10, 11 AND 12 IN BLOCK 7, IN COOK AND ANDERSON'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 39 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

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