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Doc# 2115208079 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/01/2021 03:47 PM Pg: 1 of 5

Dec ID 20210501634073
ST/CO Stamp 0-203-802-896 ST Tax \$390.00 CO Tax \$195.00
City Stamp 0-898-730-256 City Tax: \$4,301.09

STEWART TITLE
700 E. Diehl Road, Suite 150
Naperville, IL 60563

P.I.N.s: 19-10-402-001-0000, 19-10-402-002-0000, 19-10-402-003-0000, 19-10-402-004-0000, 19-10-402-047-0000

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of MAY 13, 2021 between Loyola University Health System an Illinois not-for-profit corporation, party of the first part ("Grantor"), and Buyer TVB, LLC, an Illinois Limited Liability Company, party of the second part ("Grantee").

grantee address 6333 W. 63rd St. Chicago, IL 60638

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.

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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.


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

Loyola University Health System, an Illinois not-for-profit corporation

By: 
Name: Daniel P. Isacksen, Jr.
Title: Executive Vice President, CFO & Assistant Treasurer

This Instrument Prepared by:



Loyola University Health System
2160 S. First Avenue
Maywood, IL 60153
Attn: General Counsel

REAL ESTATE TRANSFER TAX		21-May-2021
	CHICAGO:	2,925.00
	CTA:	1,170.00
	TOTAL:	4,095.00 *

19-10-402-001-0000 | 20210501634073 | 0-898-730-256
* Total does not include any applicable penalty or interest due.

Send Subsequent Tax Bills to:

Luis Vazquez
TVB, LLC
6233 W. 63rd St.
Chicago, Illinois 60638

REAL ESTATE TRANSFER TAX		21-May-2021
	COUNTY:	195.00
	ILLINOIS:	390.00
	TOTAL:	585.00

19-10-402-001-0000 | 20210501634073 | 0-203-802-896

Mail recorded document to:

Adam M. Berger
DRMB Law, LLC
20 N. Clark Street, Suite 525
Chicago, Illinois 60602

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STATE OF ILLINOIS

SS:

COUNTY OF COOK

I, Suzanne M. Mical, a Notary Public in and for said County in the State aforesaid, do hereby certify that DANIEL P. ISACKSEN, JR., personally known to me to be the EXECUTIVE VICE PRESIDENT, CFO AND ASSISTANT TREASURER of Loyola University Health System, an Illinois not-for-profit 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 EXECUTIVE VICE PRESIDENT, CFO AND ASSISTANT TREASURER, 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 Loyola University Health System, in such capacity as EXECUTIVE VICE PRESIDENT, CFO AND ASSISTANT TREASURER for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 13th day of MAY, 2021.

Suzanne M. Mical
Notary Public

My Commission expires:

03/10/24



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SPECIAL WARRANTY DEED EXHIBIT A

LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY

PARCEL 1:

LOTS 46 TO 49 IN BILL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 45 AND 44 (EXCEPT THE SOUTH 7 FEET OF SAID LOT 44) IN BILL'S SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-10-402-001-0000; 19-10-402-002-0000; 19-10-402-003-0000; 19-10-402-004-0000; 19-10-402-047-0000

Commonly known as 5101 S. Kildare, Chicago, Illinois. 60632

✓
Ave.

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SPECIAL WARRANTY DEED **EXHIBIT B**

PERMITTED EXCEPTIONS

1. Real Estate Ad Valorem Taxes for the year 2020 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.
6. All matters affecting the property prior to Grantor acquiring ownership.