

# UNOFFICIAL COPY

This document was prepared by:

Claire Rucker  
DLA Piper LLP (US)  
444 West Lake Street, Suite 900  
Chicago, IL 60606

After recording return to and  
mail tax bills to:

Kirkland & Ellis LLP  
300 North LaSalle  
Chicago, Illinois 60606  
Attn: Jennifer Warfield



Doc# 2210812082 Fee \$71.00

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

KAREN A. YARBROUGH


COOK COUNTY CLERK

DATE: 04/18/2022 02:55 PM PG: 1 OF 11

## SPECIAL WARRANTY DEED



**HSRE TOB MOB, LLC**, a Delaware limited liability company ("**Grantor**"), for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration in hand paid to the undersigned by **NWI TRIANGLE OFFICE BUILDING LP**, a Delaware limited partnership ("**Grantee**"), whose mailing address is c/o NorthWest Healthcare Properties REIT, 180 Dundas Street West Suite 1100, Toronto, ON M5G 1Z8, the receipt and sufficiency of such consideration being hereby acknowledged, Grantor does hereby 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 unto Grantee that certain real property being more particularly described in **Exhibit A** attached hereto and made a part hereof for all purposes (the "**Property**"); subject, however, to those matters described in **Exhibit B** attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging, unto Grantee and its successors and assigns and to WARRANT AND FOREVER DEFEND all and singular the Property unto Grantee, its successors and assigns, against every person whosoever lawfully claiming, or claim the same, or any part thereof, by through, or under Grantor but not otherwise.

REAL ESTATE TRANSFER TAX	15-Apr-2022
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-18-231-005-0000 | 20220401671692 | 0-421-612-432

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

REAL ESTATE TRANSFER TAX	18-Apr-2022
 COUNTY:	33,359.50
 ILLINOIS:	66,719.00
TOTAL:	100,078.50

17-18-231-005-0000 | 20220401671692 | 0-420-027-280

EAST189218544.4

11

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the undersigned has made, executed and delivered this Special Warranty Deed as of this 14<sup>th</sup> day of April, 2022.

**HSRE TOB MOB, LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: Stephen M. Gordon  
Its: Authorized Signatory

STATE OF ILLINOIS     )  
  ) SS:  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Stephen M. Gordon, 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 he/she signed, sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act of said limited liability company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 14 day of April, 2022.



[Signature]  
Notary Public

Permanent Real Estate Index Number(s):

- 17-18-231-005-0000 Vol. 593
- 17-18-501-011-0000 Vol. 594
- 17-18-231-001-0000 Vol. 593
- 17-18-231-002-0000 Vol. 593
- 17-18-231-003-0000 Vol. 593
- 17-18-231-004-0000 Vol. 593
- 17-18-231-012-0000 Vol. 593
- 17-18-231-011-0000 Vol. 593
- 17-18-231-010-0000 Vol. 593
- 17-18-231-009-0000 Vol. 593
- 17-18-231-008-0000 Vol. 593
- 17-18-231-007-0000 Vol. 593
- 17-18-231-006-0000 Vol. 593
- 17-18-230-001-0000 Vol. 593
- 17-18-230-002-0000 Vol. 593
- 17-18-230-003-0000 Vol. 593
- 17-18-230-004-0000 Vol. 593
- 17-18-230-005-0000 Vol. 593
- 17-18-230-006-0000 Vol. 593
- 17-18-230-024-0000 Vol. 593

[Signature Page to Special Warranty Deed (Illinois) - Wholly Owned – Triangle Office Building]

5278

# UNOFFICIAL COPY

- 17-18-230-010-0000 Vol. 593
- 17-18-230-011-0000 Vol. 593
- 17-18-230-012-0000 Vol. 593
- 17-18-230-020-0000 Vol. 593
- 17-18-230-023-0000 Vol. 593
- 17-18-230-016-0000 Vol. 593
- 17-18-230-015-0000 Vol. 593
- 17-18-230-014-0000 Vol. 593
- 17-18-230-013-0000 Vol. 593
- 17-18-228-001-0000 Vol. 593

Address of Real Estate: 1700 West Van Buren Street, Chicago, Illinois

Property of Cook County Clerk's Office

# UNOFFICIAL COPY

## EXHIBIT A

### PROPERTY

The Land referred to herein below is situated in the County of Cook, State of IL, and is described as follows:

TRACT 1:

LOT 1, 2, 3 AND 4 (EXCEPT WEST 25 FEET OF SAID LOTS) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 2:

PARCEL 1:

THE WEST 25 FEET OF LOT 7 AND THE WEST 25 FEET OF LOTS 9 THRU 13, THE WEST 26 FEET OF LOT 14 AND THE WEST 32 FEET OF LOTS 15 AND 16 IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE WEST 25 FEET OF LOTS 1 THROUGH 6 AND THE WEST 25 FEET OF LOT 8 IN BLOCK 4 IN ASHLAND AVENUE ADDITION TO CHICAGO IN THE NORTH EAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS,

TRACT 3:

LOTS 22 THROUGH 26 INCLUSIVE; 27 THROUGH 31 INCLUSIVE; AND THE EAST-WEST ALLEY LYING NORTH OF AND ADJACENT TO LOT 26 IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 4:

LOTS 19, 20, AND 21 IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 5:

LOTS 17 AND 18 IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 6:

LOTS 15 AND 16 (EXCEPT THE WEST 32 FEET OF SAID LOTS) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY ILLINOIS.

# UNOFFICIAL COPY

**TRACT 7:**

LOT 13 (EXCEPT THE WEST 25 FEET THEREOF) AND LOT 14 (EXCEPT THE WEST 26 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**TRACT 8:**

LOTS 10, 11 AND 12 (EXCEPT THE WEST 25 FEET OF EACH LOT) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TRACT 9:**

LOT 9 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TRACT 10:**

LOT 8 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TRACT 11:**

LOT 7 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TRACT 12:**

LOT 5 AND 6 (EXCEPT THE WEST 25 FEET THEREOF) IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO, BEING THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**TRACT 13:**

ALL OF THE NORTH-SOUTH 16.5 FOOT PUBLIC ALLEY AND THE EAST-WEST 15 FOOT PUBLIC ALLEY LYING WEST OF THE WEST LINE OF LOTS 1 TO 16, BOTH INCLUSIVE; LYING EAST OF THE EAST LINE OF LOTS 17 AND 22 TO 27, BOTH INCLUSIVE; LYING EAST OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOTS 26 TO THE SOUTHEAST CORNER OF LOT 27; LYING SOUTH OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 1 TO THE NORTHEAST OF LOT 27; LYING SOUTH OF THE SOUTH LINE OF LOT 22; LYING NORTH OF THE NORTH LINE OF LOTS 17 TO 21, BOTH INCLUSIVE; LYING EAST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 21 TO THE SOUTHWEST CORNER OF LOT 22; LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 16 TO THE SOUTHEAST CORNER OF LOT 17; ALL IN BLOCK 4 IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A

# UNOFFICIAL COPY

FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 14:

ALL THAT PART OF SOUTH HERMITAGE AVENUE LYING WEST OF THE WEST LINE OF LOTS 21 AND 22 AND WEST OF A LINE DRAWN FROM THE NORTHWEST CORNER OF LOT 21 TO THE SOUTHWEST CORNER OF LOTS 22 IN BLOCK 4; LYING EAST OF THE LINE OF LOTS 16, 22, 23, 26, 27 AND 30 IN BLOCKS 3; LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOTS 21 IN BLOCK 4 TO THE SOUTHEAST CORNER OF LOT 30 IN BLOCK 5; AND LYING SOUTH OF THE SOUTH LINE OF LOT 22 IN BLOCK 4 PRODUCED WEST TO THE EAST LINE OF LOT 16 IN BLOCK 3, ALL IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 15:

LOT 1 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 16:

LOTS 2 AND 3 IN BLOCK 3 IN ASHLAND ADDITION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH; RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 17:

LOTS 4 AND 5 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 18:

LOTS 6 AND 7 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 19:

LOT 9 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, SAID ADDITION BEING A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST, OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 20:

PARCEL 1:

# UNOFFICIAL COPY

LOTS 1 THROUGH 4, BOTH INCLUSIVE IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20 AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, BEING A SUBDIVISION IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 1 IN OWNER'S RESUBDIVISION OF LOTS 5 TO 9, INCLUSIVE IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20 AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, AFORESAID.

TRACT 21:

PARCEL 1:

LOTS 24, 25, 28 AND 29 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

LOT 2 IN OWNER'S RESUBDIVISION OF LOTS 5 TO 9 IN BECKETT'S SUBDIVISION OF LOTS 10, 14, 17, 18, 19, 20 AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO, AFORESAID.

TRACT 22:

LOTS 16, 22, 23, 26, 27 AND 30 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 23:

LOT 12 (EXCEPT THE NORTH 15 FEET THEREOF) (AS MEASURED ALONG THE EAST LINE THEREOF) AND ALL OF LOT 15 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 24:

THE SOUTH 10 FEET OF LOT 11 AND THE NORTH 15 FEET OF LOT 12 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 25:

THE SOUTH 4 FEET 9-1/2 INCHES OF LOT 8 AND THE NORTH 15 FEET OF LOT 11 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 26:

# UNOFFICIAL COPY

LOT 8 (EXCEPT THE SOUTH 4' FEET 9-1/2 INCHES THEREOF) IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO IN THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 27:

LOT "B" IN ASHLAND'S SECOND ADDITION TO CHICAGO, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 28:

THAT PART OF THE S. WOOD STREET LYING EAST OF THE EAST LINE OF LOT B IN ASHLAND'S SECOND ADDITION TO CHICAGO BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING WEST OF THE WEST LINE OF LOTS 24, 25, 28, AND 29 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING WEST OF THE WEST LINE OF LOT 2 IN OWNER'S RESUBDIVISION OF LOTS 5, 6, 7, 8, AND 9 IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20, AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO AFOREMENTIONED; LYING NORTH OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 29 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO AFOREMENTIONED TO THE SOUTHEAST CORNER OF LOT B IN ASHLAND'S SECOND ADDITION TO CHICAGO AFOREMENTIONED; AND LYING SOUTHERLY OF A LINE DRAWN FROM THE INTERSECTION OF THE WEST AND NORTHWESTERLY LINES OF LOT 2 IN OWNERS RESUBDIVISION OF LOTS 5, 6, 7, 8 AND 9 AFOREMENTIONED TO THE NORTH CORNER OF LOT B IN ASHLAND'S SECOND ADDITION TO CHICAGO AFOREMENTIONED, IN COOK COUNTY, ILLINOIS.

TRACT 29:

ALL THAT PART OF S. HERMITAGE AVENUE LYING EAST OF THE EAST LINE OF LOTS 1, 3, 4, 7, 8, 11, 12, 15 AND 16 IN BLOCK 3; LYING EAST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 7 TO THE NORTHEAST CORNER OF LOT 5 IN BLOCK 3; LYING WEST OF THE WEST LINE OF LOTS 22 TO 26, BOTH INCLUSIVE; LYING WEST OF A LINE DRAWN FROM THE SOUTHWEST CORNER OF LOT 31 TO THE NORTHWEST CORNER OF LOT 26; AND LYING WEST OF THE WEST LINE OF LOT 31 IN BLOCK 4; LYING SOUTH OF A LINE DRAWN FROM THE NORTHEAST CORNER OF LOT 1 IN BLOCK 3 TO THE NORTHWEST CORNER OF LOT 31 IN BLOCK 4; LYING NORTH OF THE WESTWARDLY EXTENSION OF THE SOUTH LINE OF LOT 22 IN BLOCK 4, ALL IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TRACT 30:

ALL OF THE NORTHERLY-SOUTHERLY AND EASTERLY-WESTERLY PUBLIC ALLEYS LYING SOUTHWESTERLY AND SOUTH OF THE SOUTHWESTERLY AND SOUTH LINES OF



# UNOFFICIAL COPY

LOTS 6 AND 7; LYING NORTH AND NORTHEASTERLY OF THE NORTH AND NORTHEASTERLY LINES OF LOTS 8 AND 9; LYING WEST OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF LOT 7 TO THE NORTHEAST CORNER OF LOT 8; LYING SOUTHEASTERLY OF A LINE DRAWN FROM THE WESTERN MOST CORNER OF LOT 6 TO THE NORTH CORNER OF LOT 9; LYING NORTHWESTERLY AND WEST OF THE NORTHWESTERLY AND WEST LINES OF LOTS 8, 11, 12, 15, 16, 22, 23, 26, 27, AND 30; LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOT 9; LYING EAST OF THE EAST LINE OF LOTS 24, 25, 28 AND 29, ALL IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING SOUTHEASTERLY OF THE SOUTHEASTERLY LINE OF LOTS 1 TO 4, BOTH INCLUSIVE, IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, 20, AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO AFOREMENTIONED; LYING SOUTHEASTERLY AND EAST OF THE SOUTHEASTERLY AND EAST LINES OF LOTS 1 AND 2 IN OWNER'S RESUBDIVISION OF LOTS 6, 7, 8 AND 9 IN BECKETT'S SUBDIVISION OF LOTS 10, 13, 14, 17, 18, 19, AND 21 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO BEING THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 AND OF A FRACTION IN THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN; LYING NORTH OF A LINE DRAWN FROM THE SOUTHEAST CORNER OF SAID LOT 29 IN BLOCK 3 TO THE SOUTHWEST CORNER OF SAID LOT 30 IN BLOCK 3 IN ASHLAND ADDITION TO CHICAGO AFOREMENTIONED, IN COOK COUNTY, ILLINOIS.

TRACT 31:

INGRESS AND EGRESS EASEMENT FOR THE BENEFIT OF THE ABOVE DESCRIBED PARCELS IN, THROUGH AND ALONG THE INTEREST PREMISES OF THE CHICAGO TRANSIT AUTHORITY AS SET FORTH IN DOCUMENT NO. 26724880, RE-RECORDED AS DOCUMENT NO. 85041879, IN COOK COUNTY, ILLINOIS.

# UNOFFICIAL COPY

## EXHIBIT B

### PERMITTED EXCEPTIONS

1. General taxes and assessments for the 2nd installment of the 2021 tax year and subsequent years, which are not yet due and payable.
2. Rights of parties in possession under unrecorded leases or rental agreements, as tenants only, without rights of first offer, rights of first refusal or purchase options.
3. The following conditions as set forth on the ALTA/NSPS Land Title Survey made by GRS Group dated 11/7/2021 and designated as Job No. 21-280-144:
  - a. southerly face of the five-story concrete building lies on the southerly record line.
4. Order of Permanent Injunction entered April 10, 1975 in case 74 CH 52961, and recorded June 3, 1975 as document 23102001 permanently enjoining the defendants from renting, or using the subject premises, and the terms and conditions contained therein.
5. Lease made by HSRE TOB MOB, LLC, lessor, to Rush University Medical Center, lessee, for a term of years ending December 31, 2027, together with 2 successive five year options to extend, and the covenants and conditions as therein contained, as disclosed by Memorandum of Lease dated December 29, 2017, and recorded January 19, 2018 as document no. 1801919032.
6. Acknowledgment and Agreement Regarding Authority Interest and Grant of Easement made by Rush-Presbyterian-St. Luke's Medical Center and City of Chicago recorded August 9, 1983 as document no. 26724880 and re-recorded May 31, 1985 as document no. 85041879, and the terms, provisions, conditions and easements contained therein.
7. Terms, conditions and provisions of the document creating the easement described in Exhibit A, together with the rights of the adjoining owners in and to the concurrent use of said easement.
8. Easement for sewer as established by grant from Rush-Presbyterian-St. Luke's Medical Center to City of Chicago recorded as document 27439685, and the terms and conditions thereof.
9. Easement for sewer as established by grant from Rush-Presbyterian-St. Luke's Medical Center to City of Chicago recorded as document 86555801 re-recorded as document no. 89513117, and the terms and conditions thereof.
10. Reservation of Rights by Chicago Transit Authority contained in Quitclaim Deed recorded August 9, 1983 as document no. 26724870, and the terms and provisions contained therein.
11. Covenants, conditions, restrictions contained in a deed recorded January 8, 1985 as document no. 27398924 relating to among other things: use; encumbrances; improvements.

# UNOFFICIAL COPY

12. Covenants, conditions, restrictions contained in a deed recorded May 24, 1985 as document no. 85035454, and registered in Torrens as document no. LR-3437818 relating to among other things: use; encumbrances; improvements.  
Certificate of Completion recorded as document no. 87501951.
13. Covenants, conditions, restrictions contained in a deed recorded December 24, 1987 as document no. 87629311 relating to among other things: use; encumbrances; improvements.  
Certificate of Completion recorded as document no. 89399329.
14. Covenants, conditions, restrictions contained in a deed recorded September 14, 1988 as document no. 88421261 relating to among other things: use; encumbrances; improvements.
15. Covenants, conditions, restrictions contained in a deed recorded April 25, 1988 as document no. 88172279 relating to among other things: use; encumbrances; improvements.
16. Covenants, conditions, restrictions contained in a deed recorded January 19, 2018 as document no. 1801919031 relating to among other things: use; sale, lease and encumbrances; signs; grantor consent.
17. Unrecorded Ordinance passed July 31, 1982, as disclosed by document no. 85035453.
18. Terms, conditions and provisions of a Vacation Ordinance recorded May 24, 1985 as document no. 85035453.
19. Terms, conditions and provisions of an Ordinance Vacating South Wood, South Hermitage and Alleys Between West Ogden and West Van Buren recorded October 27, 1989 as document no. 89513116.
20. Release of Easement by Commonwealth Edison Company recorded as document no. 90530151.
21. Rights of the Municipality, the State of Illinois, the Public, and the owners of adjoining land in and to that portion of the land falling within the vacated alley.
22. Rights of public or quasi-public utilities, if any, in said vacated alley for the maintenance therein of poles, conduits, sewers, etc.
23. Terms, conditions and provisions of Ordinance of the City Council of the City of Chicago Approving the Redevelopment Plan and Feasibility of Relocation for Neighborhood Development Program Project Central West recorded July 15, 1969 as document 20900204.
24. Terms, conditions and provisions of Ordinance No. 95106 entitled Chicago Authorizing Establishment of Enterprise Zone recorded April 28, 2016 as document 1611910114.