



23040220070

Doc# 2304022007 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/09/2023 10:05 AM PG: 1 OF 3

Above space for Clerk's use only

Record and Return to and send future Tax bills to:

Heart & Vascular Partners LLC c/o Cardiovascular Healthcare Partners
3200 Quail Springs Parkway, Suite 200
Oklahoma City, OK 73134

Prepared By:

Christal L. Fish, Esq.
McGuireWoods LLP
50 N. Laura Street, Suite 3300
Jacksonville, Florida 32202

GENERAL WARRANTY DEED

This General Warranty Deed is made as of this 7th day of February, 2023, by MEDICAL PAVILIONS, LLC, an Illinois limited liability company (the "Grantor"), whose address is 71 W. 156th Street, Suite 305, Harvey, IL 60426, for and in consideration of TEN and 00/100 DOLLARS, (\$10.00) conveys and warrants to HVP RE HOLDCO, LLC, a Delaware limited liability company, whose address is Heart & Vascular Partners LLC c/o Cardiovascular Healthcare Partners 3200 Quail Springs Parkway, Suite 200, Oklahoma City, OK 73134 ("Grantee") the real estate located in the Village of Orland Park, County of Cook, State of Illinois, as more particularly described on Exhibit A, attached hereto and made a part hereof; releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, together with the tenements and appurtenances thereunto belonging.

This foregoing grant of real property is subject to non-delinquent taxes, all easements, covenants, conditions and restrictions, and all other matters of record affecting title to such property.

TO HAVE AND TO HOLD the same in fee simple, and to the proper use, benefit and behoof of said Grantee forever.

AND GRANTOR hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; and that Grantor does hereby fully warrant the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

[Remainder of Page Left Blank Intentionally – Signature Page Follows]

FIDELITY NATIONAL TITLE FCHI2201130LI

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UNOFFICIAL COPY

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be affixed hereto and has caused its name to be signed to these presents.

GRANTOR:

Medical Pavilions, LLC, an Illinois limited liability company

By: [Signature]
Print Name: PONNAMBALAM SUNDRAM
Title: MANAGER

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and of said Count, in the State aforesaid, DO HEREBY CERTIFY THAT PONNAMBALAM SUNDRAM, the MANAGER OF THE of Medical Pavilions, LLC, an Illinois limited liability company, signed this instrument on behalf of the company, and [] provided IL DR. LIC 536-6605-7262 as identification, or is [] 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 signed, sealed and delivered said instrument as his free and voluntary act, for the purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 15th day of February, 2023.


[Signature] PARAMJYOTHI B. MARATI
Notary Public

My Commission expires: 04/30/2023

Seal:



REAL ESTATE TRANSFER TAX 08-Feb-2023

		COUNTY:	472.50
		ILLINOIS:	945.00
		TOTAL:	1,417.50

28-18-100-056-1002 | 20230101642130 | 0-153-925-456

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LEGAL DESCRIPTION

UNIT NUMBER B1 IN THE MILLENNIUM OFFICE PARK CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN MILLENNIUM OFFICE PARK, A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED JULY 6, 2004 AS DOCUMENT NUMBER 0418827000; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTERESTS IN THE COMMON ELEMENTS.

APN/Parcel ID: 28-18-100-056-1002

Address: 15255 Harlem Ave, Unit B1, Orland Park, IL 60462