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SPECIAL WARRANTY DEED Statutory (Illinois)

THIS INSTRUMENT PREPARED BY:
Thomas L. Hefty
Northwestern Memorial HealthCare, Office of
General Counsel
211 East Ontario Street, Suite 1800
Chicago, Illinois 60611
Thomas.Hefty@nm.org

Doc# 2313534002 Fee \$88.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/15/2023 09:29 AM PG: 1 OF 6

This Deed is exempt pursuant to 35 ILCS 200/31-45(b)(2023)

Thomas L. Hefty
Agent for Grantor / 10 MAY 2023

Property Address & PIN:
4833 S. Evans Avenue
Chicago, Illinois 60615
#20-10-214-035-0000

Above Space for Recorder's use only

THIS INDENTURE, made as of MAY 11, 2023 (the "Effective Date"), by NORTHWESTERN MEMORIAL HEALTHCARE, an Illinois not-for-profit corporation, having an address of 211 East Ontario Street, Suite 1400, Chicago, Illinois 60611 ("Grantor"), in favor of CITY OF CHICAGO, an Illinois municipal corporation, having an address of 121 N. LaSalle, Room 1000, Chicago, Illinois 60602 ("Grantee"), WITNESSETH, that 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 by Grantee, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN AND SELL unto Grantee, and to its successors and assigns, FOREVER, all the following described Real Estate (the "Premises") situated in the City of Chicago, County of Cook, the State of Illinois, known and described as follows, to wit:

Legal Description attached hereto as Exhibit A and made a part hereof.

together with all and singular the hereditaments and appurtenances thereunto belonging or in anywise 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, of Grantor, either in law or equity, of, in and to the Premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the Premises, with the appurtenances, unto Grantee, its successors and assigns forever.

And Grantor, for itself and its successors, does covenant, promise and agree to and with Grantee, its successors and assigns that it has not done or suffered to be done anything whereby the Premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that it WILL WARRANT AND DEFEND the Premises against all persons lawfully claiming, or to claim the same, by, through or under it, subject to those matters set forth in Exhibit B attached hereto and made a part hereof.

[Signature page follows.]

cc HI 2206411LD 1 of 1 LSC

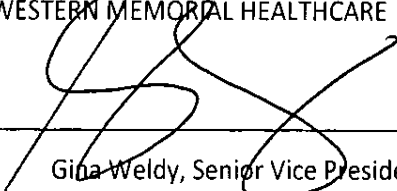
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In witness whereof, Grantor has caused its name to be signed to these presents as of the Effective Date.

GRANTOR:


NORTHWESTERN MEMORIAL HEALTHCARE

By: _____

 Gina Weldy, Senior Vice President

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 Gina Weldy, personally known to me to be the Senior Vice President of NORTHWESTERN MEMORIAL HEALTHCARE, 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 officer, she signed and delivered the said instrument, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 10th day of May, 2023.



 Notary Public



My Commission Expires: 10.21.24

AFTER RECORDING MAIL TO:

City of Chicago
121 N. LaSalle St., Room 600
Chicago, IL 60602

SEND SUBSEQUENT TAX BILLS TO:

City of Chicago
121 N. LaSalle St., Room 1003
Chicago, IL 60602

Thomas L. Hefty

Digitally signed by Thomas L. Hefty
 DN: cn=Thomas L. Hefty, o=Northwestern Memorial Healthcare, ou=Office of General Counsel, email=thomas.hefty@nm.org, c=US
 Reason: OGC reviewed and approved for eM election
 Location: 211 E. Ontario St., Ste 1800, Chicago, IL 60611
 Date: 2023.05.10.08:19:46:0200

[Deed Signature Page]

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EXHIBIT A TO DEED


LEGAL DESCRIPTION



THAT PART OF THE NORTH 50 FEET OF THE SOUTH 80 FEET OF LOT 3 (EXCEPT THE EAST 50 FEET THEREOF TAKEN OR DEDICATED FOR COTTAGE GROVE AVENUE, ALSO EXCEPTING THE WEST 33 THEREOF TAKEN OR DEDICATED FOR S. EVAN AVENUE) IN BAYLEY'S SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 AND THE EAST 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE POINT OF INTERSECTION OF NORTH LINE OF THE SOUTH 80 SAID LOT 3 AND WEST LINE OF S. COTTAGE GROVE AVENUE; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 133.04 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01 DEGREES 20 MINUTES 25 SECONDS EAST, 50.00 FEET TO THE SOUTH LINE OF THE NORTH 50 FEET OF THE SOUTH 80 FEET OF SAID LOT 3; THENCE SOUTH 88 DEGREES 22 MINUTES 33 SECONDS WEST, 116.91 FEET TO EAST LINE OF S. EVANS AVENUE; THENCE NORTH 01 DEGREES 28 MINUTES 48 SECONDS WEST, 50.00 FEET, TO SAID NORTH LINE OF THE SOUTH 80 FEET OF SAID LOT 3; THENCE NORTH 88 DEGREES 22 MINUTES 33 SECONDS EAST, ALONG SAID NORTH LINE OF THE SOUTH 80 FEET OF SAID LOT 3, 117.04 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

Property Address & PIN:
4833 S. Evans Avenue, Chicago, Illinois 60615
#20-10-214-035-0000

End of Exhibit A

REAL ESTATE TRANSFER TAX		12-May-2023
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *
20-10-214-035-0000 20230401697231 0-283-235-024		
Total does not include any applicable penalty or interest due.		

REAL ESTATE TRANSFER TAX		12-May-2023
 	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00
20-10-214-035-0000 20230401697231 1-289-540-304		

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EXHIBIT B TO DEED

PERMITTED TITLE EXCEPTIONS

1. General real estate taxes not due and payable at the time of Closing.
2. Any laws, regulations or ordinances (including, but not limited to, zoning, building and environmental matters) as to the use, occupancy, subdivision or improvements of the Premises adopted or imposed by any governmental agency.
3. Acts done or suffered by, through or under, or judgments against Buyer.
4. The land lies within the boundaries of Special Service Area No. 47 as disclosed by Ordinance recorded December 26, 2017 as document no. 1736042015, and is subject to additional taxes under the terms of said Ordinance and subsequent related Ordinances.
5. The survey prepared by V3 Companies of Illinois, Ltd. dated August 22, 2022 and designated as Project No. 20449, shows the following:
 - a. Encroachment of the chain link fence located on the Land, over and onto the property north and adjacent, by varying distances up to approximately 2.8 feet.
 - b. Encroachment of the chain link fence located on the Land, over and onto the property south and adjacent, by varying distances up to approximately 0.2 feet.
6. Rights, if any, of public and quasi-public utilities in the Land, as disclosed by the overhead wires shown on the survey prepared by V3 Companies of Illinois, Ltd. dated August 22, 2022 and designated as Project No. 20449..

* * *

STATEMENT BY GRANTOR AND GRANTEE

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The grantor or his agent affirms that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois. NORTHWESTERN MEMORIAL HEALTHCARE

Dated May 17, 2023
Signature: [Signature] (Grantor or Agent)

Thomas L. Hefty, Senior Associate General Counsel
Northwestern Memorial HealthCare

Subscribed and sworn to before me by the

said Endia Latham

this 8th day of May

20 23.



Endia Latham (Notary Public)

The grantee or his 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 _____, 20_____
Signature: _____ (Grantee or Agent)

Subscribed and sworn to before me by the

said _____

this _____ day of _____

20 _____.

_____ (Notary Public)

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]

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STATEMENT BY GRANTOR AND GRANTEE

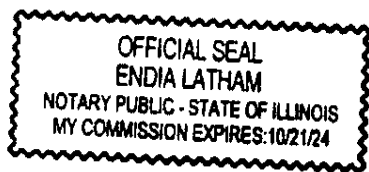
THOMAS C. EVANS, Clerk

The grantor or his agent affirms that, to the best of his 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 and hold title to real estate under the laws of the State of Illinois. **NORTHWESTERN MEMORIAL HEALTHCARE**

Dated June 30, 2023
Signature: [Signature] (Grantor or Agent)
Thomas L. Heby, Senior Associate General Counsel
Northwestern Memorial Healthcare

Subscribed and sworn to before me by the

said Endia Latham
this 18th day of April
20 23.



Endia Latham (Notary Public)

The grantee or his 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 May 11, 2023
Signature: [Signature] (Grantee or Agent)
GRACE WANSA
Assistant Corporation Counsel

Subscribed and sworn to before me by the

said Assistant Corporation Counsel

this 11th day of May
20 23



[Signature] (Notary Public)

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]