

Record and return to:
Madison Title Agency, LLC
1125 Queen Avenue
Lakewood, NJ 08701
MTA 180 508 F

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This instrument was prepared by:

Gutnicki LLP
4711 Golf Road, Suite 200
Skokie, IL 60076
Attn: Jeremy Meisel

Doc# 2316745092 Fee \$59.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/16/2023 02:47 PM PG: 1 OF 5

After recording mail to:

Gutnicki LLP
4711 Golf Road, Suite 200
Skokie, IL 60076
Attn: Jeremy Meisel

For Recorder's Use Only

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and effective this 15th day of June, 2023, by and between MS Park South, LP, a Delaware limited partnership ("Grantor"), with a mailing address of 8701 East 116th Street, Suite 260, Fishers, Indiana 46038, and Morgan Park Healthcare Realty LLC, an Illinois limited liability company ("Grantee"), with a mailing address of 3450 Oakton St., Skokie, Illinois.

WITNESSETH, that Grantor, possessing the entirety of the interest in the property, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, does hereby GRANT, SELL, CONVEY, ASSIGN and DELIVER unto Grantee the following described real estate, situated in the County of Cook and State of Illinois and known and described as follows:

See Exhibit A attached hereto and made part hereof.

COMMONLY KNOWN AS: 10901, 10919, 10927, 10947, 11003, 11005, 11007 and 11009 South Halsted Street, Chicago, Illinois 60628

PERMANENT REAL ESTATE INDEX NOS.: 25-16-316-001-0000; 25-16-316-002-0000; 25-16-332-012-0000; 25-16-332-013-0000; 25-16-321-001-0000; 25-16-321-002-0000; 25-16-321-003-0000; 25-16-321-004-0000


SUBJECT ONLY TO: (a) the liens of real estate taxes that are not yet due and payable as of the date hereof; (b) the rights of residents in possession; and (c) matters created by, through or under Grantee and (d) those matters set forth on Exhibit B, attached hereto and made a part hereof (collectively, the "Permitted Exceptions").

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TO HAVE AND TO HOLD the herein described property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee, its successors and assigns, forever, and Grantor hereby covenanting that it has good and lawful authority to sell and convey the real estate, free and clear of all liens and encumbrances other than the Permitted Exceptions, and Grantor does hereby bind themselves and their successors and assigns to warrant and forever defend all and singular the said premises unto Grantee, its successors and assigns against every person whomsoever lawfully claiming by, through or under Grantor, subject, however, to the Permitted Exceptions.

[Signature Pages Follow]

REAL ESTATE TRANSFER TAX	16-Jun-2023
 CHICAGO:	112,455.00
CTA:	44,982.00
TOTAL:	157,437.00 *

25-16-316-001-0000 | 20230601636303 | 2-048-452-304

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

REAL ESTATE TRANSFER TAX	16-Jun-2023
  COUNTY:	7,497.00
ILLINOIS:	14,994.00
TOTAL:	22,491.00

25-16-316-001-0000

| 20230601636303 | 0-587-785-936

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IN WITNESS WHEREOF, this Special Warranty Deed is executed by Grantor as of the day and year first written above.

MS Park South, LP, a Delaware limited partnership

By: *Scott D. Higgs*
Name: Scott D. Higgs
Its: Chief Financial Officer

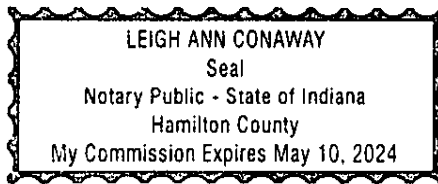
STATE OF INDIANA)
) SS
COUNTY OF HAMILTON)

On this 23 day of May, 2023, before me appeared Scott D. Higgs, to me personally known, who, being by me duly sworn, did say that he is the duly authorized Chief Financial Officer of MS Park South, LP, a Delaware limited partnership, and that the foregoing Special Warranty Deed was signed on behalf of said Delaware limited partnership, by authority of the general partner of such Delaware limited partnership, and further acknowledged said instrument to be the free act and deed of Scott D. Higgs on behalf of the limited partnership.

IN TESTIMONY WHEREOF, I have herunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.

Leigh Ann Conaway
Notary Public

My Commission Expires:



Property of Hamilton County Clerk's Office

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EXHIBIT A

LEGAL DESCRIPTION

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Chicago, County of Cook, State of Illinois.

PARCEL 1:

THE WEST 158 FEET OF THE NORTH HALF OF LOT 52, (EXCEPT THE SOUTH 50 FEET THEREOF) AND (EXCEPT THE NORTH 33 FEET AND EXCEPT THE WEST 50 FEET OF SAID NORTH HALF OF LOT 52 TAKEN FOR STREETS) IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 50 FEET OF THE EAST 108 FEET OF THE WEST 158 FEET OF THE NORTH HALF OF LOT 52 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THE EAST 108 FEET OF THE WEST 158 FEET OF THE SOUTH HALF OF LOT 52; ALSO THAT PART OF THE EAST 108 FEET OF THE WEST 158 FEET OF LOT 53 LYING NORTH OF THE SOUTH 33 FEET OF SAID LOT 53, ALL IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

LOTS 45, 46, 47 AND 48 IN WEST SHELDON HEIGHTS BEING A SUBDIVISION OF THE WEST 1/2 AND THE NORTH 1/2 OF THE EAST 1/2 OF LOT 60 IN SCHOOL TRUSTEES SUBDIVISION IN SECTION 16, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THOSE PARTS OF SAID LOTS 45, 46, 47 AND 48 LYING WEST OF A LINE 50 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID SECTION 16), ALL IN COOK COUNTY, ILLINOIS.

NOTE FOR INFORMATION: Being Parcel No(s). 25-16-316-001-0000, 25-16-316-002-0000, 25-16-332-012-0000, 25-16-332-013-0000, 25-16-321-001-0000, 25-16-321-012-0000, 25-16-321-003-0000 and 25-16-321-004-0000, of the City of Chicago, County of Cook.

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Rights of tenants in possession, as tenants only, pursuant to written but unrecorded lease agreements.
2. The second installment of the 2022 real estate taxes and subsequent tax years not yet due and payable.
3. Survey prepared by Brian J. Fischer of THD Design Group, Inc. on behalf of CreSurveys, LLC., Project/Job Number 22-11504-005 dated 10/18/2022, last revised 6/11/23, discloses the following:
 - a. As to Parcels 1, 2,3 and 4:
 - a. Fences do not coincide with property lines;