

# UNOFFICIAL COPY

Doc#: 2324355131 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/31/2023 02:48 PM Pg: 1 of 5

This Instrument Prepared by:

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

Dec ID 20230801608390  
ST/CO Stamp 1-501-844-944

Send Subsequent Tax Bills to:

Buyer:

Dr. Jose Ayala

**JAA PROPERTIES, LLC**

c/o Metro Urgent Care

5406 West Fullerton Avenue

Chicago, IL 60153

Mail recorded document to:

Dr. Jose Ayala

JAA Properties, LLC

c/o Metro Urgent Care

5406 West Fullerton Avenue

Chicago, IL 60153

H86058

Property of Cook County Clerk's Office

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(Space Above for Recorder's Use)

Prepared by:	Mail recorded document to:	Send subsequent tax bills to:
H 86058 P.I.N.s: 18-04-201-001-0000 18-04-201-002-0000	Thayer C. Torgerson 2400 N. Western Suite 205 Chicago IL 60647	JAA Properties LLC 125 N. LaGrange Rd. LaGrange IL 60525

## SPECIAL WARRANTY DEED

**THIS INDENTURE**, made as of August 21, 2023 between **LOYOLA UNIVERSITY HEALTH SYSTEM**, an Illinois not-for-profit corporation, party of the first part ("Grantor"), **JAA PROPERTIES, LLC**, a Wyoming limited liability company, party of the second part ("Grantee").

**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.

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: Jill M. Rappis  
Jill M. Rappis, SVP, General Counsel & Corporate Secretary

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STATE OF ILLINOIS )

SS:

)

COUNTY OF COOK )

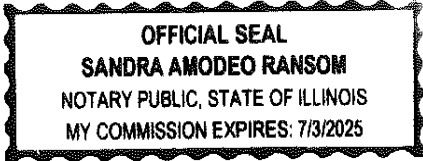
I, SANDRA AMODEO RANSOM, a Notary Public in and for said County in the State aforesaid, do hereby certify that Jill M. Rappis, personally known to me to be the SVP, General Counsel & Corporate Secretary of Loyola University Health System, an Illinois not-for-profit corporation and personally known to 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, 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 SVP, General Counsel & Corporate Secretary for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 21<sup>st</sup> day of August, 2023

Sandra Amodeo Ransom  
Notary Public

My Commission expires:

7/3/2025



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## SPECIAL WARRANTY DEED EXHIBIT A

### LEGAL DESCRIPTION AND DEPICTION OF THE PROPERTY

LOTS 11, 12 AND 13 IN BLOCK 3, IN LYMAN'S ADDITION TO LAGRANGE, A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF FIFTH AVENUE, NORTH OF THE RIGHT OF WAY OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN COOK COUNTY, ILLINOIS.

CLK/A 975 N. LAGRANGE ROAD  
LAGRANGE, IL 60525

PIN: 18-04-201-001-0000  
18-04-201-002-0000

HERITAGE TITLE COMPANY  
5849 W LAWRENCE AVE  
CHICAGO, IL 60630

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## SPECIAL WARRANTY DEED EXHIBIT B

### PERMITTED EXCEPTIONS

1. Real Estate Ad Valorem Taxes for the year 2022 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. Right 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.