



2419330100

Doc# 2419330100 Fee \$88.00
ILRHSP FEE:\$18.00 RPRF FEE:\$1.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 7/11/2024 12:47 PM
PAGE: 1 OF 7

(The above space is reserved for recording information)

**This Document Prepared By and
After Recording, Return To:**

Mayer Brown LLP
71 South Wacker Drive
Chicago, Illinois 60606
Attn: Diane Huff, Esq.

MEMORANDUM OF RIGHT OF FIRST OFFER

THIS MEMORANDUM OF RIGHT OF FIRST OFFER (this "Memorandum") is made this 10th day of July, 2024, by and between The Rector, Wardens and Vestrypersons of St. Simon's Protestant Episcopal Church, an Illinois religious corporation ("Grantor"), and Northwest Community Hospital d/b/a/ Endeavor Health Northwest Community Hospital, an Illinois not-for-profit corporation ("Grantee").

WITNESSETH:

- A. Grantor owns certain real property located at 717 W. Kirchhoff Road in Arlington Heights, Cook County, Illinois, as more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property").
- B. Grantor and Grantee are parties to that certain Agreement of Purchase and Sale dated January 17, 2023 (as amended, the "Agreement").
- C. Pursuant to the terms of the Agreement, Grantee has an exclusive right of first offer to purchase the Property (the "ROFO").
- D. Grantor and Grantee desire to execute and record this Memorandum for purposes of providing notice of the ROFO in the public records.

In consideration of the covenants and agreements contained in the Agreement, Grantor and Grantee agree as follows:

A.

UNOFFICIAL COPY

1. The recitals set forth above are hereby incorporated by this reference as a material part of this Agreement.

2. The ROFO set forth in the Agreement is incorporated into this Memorandum by reference. This Memorandum is prepared for the purposes of recording and in no way modifies any of the terms or provisions of the Agreement. The terms and provisions of the Agreement will control in the event of any conflict between the terms of this Memorandum and the terms of the Agreement.

3. Following the expiration and/or termination of the Agreement, Grantor and Grantee hereby each agree to execute such instruments as are reasonably requested by either party, or its successors and assigns in interest, to evidence, of record, such termination or expiration.

4. This Memorandum may be executed by one or more of the parties to this Memorandum on any number of separate counterparts and all of said counterparts taken together shall be deemed to constitute one and the same instrument.

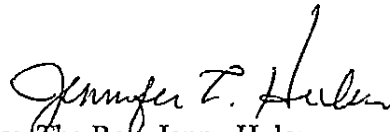
[Signatures on following page]


UNOFFICIAL COPY

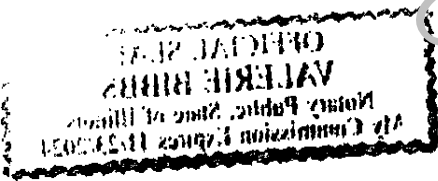
IN WITNESS WHEREOF, Grantor and Grantee have caused this Memorandum to be executed by themselves or their duly authorized officers as the day and year first written above for purposes of providing an instrument for recording.

GRANTOR:

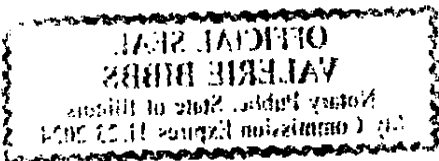
**THE RECTOR, WARDENS AND
VESTRYPERSONS OF ST. SIMON'S
PROTESTANT EPISCOPAL CHURCH, an
Illinois religious corporation**

By: 
Name: The Rev. Jenny Hulen
Title: Rector

By: 
Name: Michael Bruce
Title: Senior Warden



[Notary acknowledgment follows]



UNOFFICIAL COPY

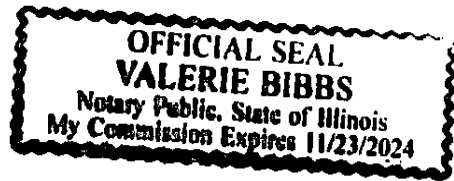
STATE OF Illinois)
COUNTY OF Cook)ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Michael Bruce, personally known to me to be the Senior Warden of The Rector, Wardens and Vestrypersons of St. Simon's Protestant Episcopal Church, an Illinois religious 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 in such capacity, he signed and delivered the said instrument pursuant to authority duly given, as his 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 28 day of June, 2024.

Valerie Bibbs

Notary Public
My commission expires: 11/23/2024



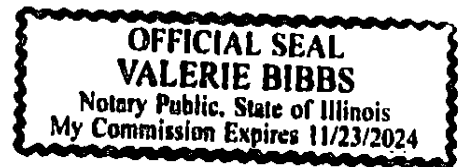
STATE OF Illinois)
COUNTY OF Cook)ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that Jennifer L. Hulen, personally known to me to be the Rector of The Rector, Wardens and Vestrypersons of St. Simon's Protestant Episcopal Church, an Illinois religious 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 in such capacity, he signed and delivered the said instrument pursuant to authority duly given, as his 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 28 day of June, 2024.

Valerie Bibbs

Notary Public
My commission expires: 11/23/2024

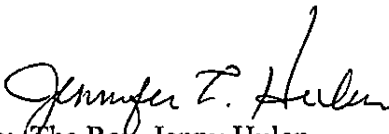



UNOFFICIAL COPY

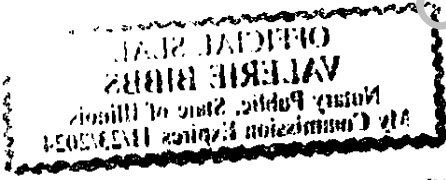
IN WITNESS WHEREOF, Grantor and Grantee have caused this Memorandum to be executed by themselves or their duly authorized officers as the day and year first written above for purposes of providing an instrument for recording.

GRANTOR:

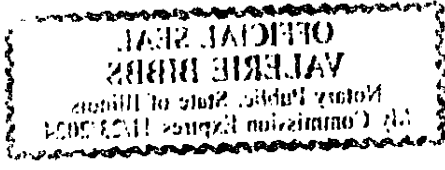
**THE RECTOR, WARDENS AND
VESTRYPERSONS OF ST. SIMON'S
PROTESTANT EPISCOPAL CHURCH, an
Illinois religious corporation**

By: 
Name: The Rev. Jenny Hulen
Title: Rector

By: 
Name: Michael Bruce
Title: Senior Warden



[Notary acknowledgment follows]



UNOFFICIAL COPY

GRANTEE:

**NORTHWEST COMMUNITY HOSPITAL
D/B/A ENDEAVOR HEALTH NORTHWEST
COMMUNITY HOSPITAL, an Illinois not-for-
profit corporation**

By: *Douglas W. Welday*
Name: DOUGLAS WELDAY
Its: CFO

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 Douglas Welday, personally known to me to be the CFO of Northwest Community Hospital d/b/a Endeavor Health Northwest Community Hospital, 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 in such capacity, he signed and delivered the said instrument pursuant to authority duly given, as his 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 26 day of June, 2024.

Iris Montero
Notary Public
My commission expires: 4/18/27



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

That certain real property in Cook County, Illinois more particularly described as:

All that part of Lot 1 in Henry C. Mochling's Subdivision of part of Sections 4 and 9, Township 41 North, Range 11, East of the Third Principal Meridian, lying West of a line 202.28 feet West of and parallel with the West line of R.A. Cepek's Arlington Highlands and lying South of the center of Kirchhoff Road described as follows:

Beginning at a point on the centerline of Kirchhoff Road which is 461.57 feet Northwesterly of the intersection of said centerline with the aforescribed line 202.28 feet West of and parallel with the West line of R.A. Cepek's Arlington Highlands as the point of beginning of the herein described tract; thence South on a line parallel with said West line of R.A. Cepek's Arlington Highlands a distance of 257.0 feet to a point 967.0 feet North of the South line of the Southeast $\frac{1}{4}$ of said Section 31; thence West on a line parallel to the South line of the Southeast $\frac{1}{4}$ of said Section 31 a distance of 259.36 feet; thence North on a line parallel to the West line of said Southeast $\frac{1}{4}$ of Section 31, a distance of 380.86 feet to a point on the centerline of Kirchhoff Road which is 647.67 feet Southeasterly of the intersection of said centerline of Kirchhoff Road with the West line of said Southeast $\frac{1}{4}$ of Section 31; thence Southeasterly along said centerline of Kirchhoff Road a distance of 282.74 feet to the point of beginning (excepting therefrom that part taken or used for highway purposes), in Cook County, Illinois.

Less and except that part falling in the Center for Specialty Medicine Condominium recorded as Document 0319219080, if any.

Containing 1.546 acres, more or less.

Parcel Identification Number: 03-31-414-080-0000

Common Street Address: 717 W. Kirchhoff Road, Arlington Heights, Illinois 60005