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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 10th day of February 1987, between AMERICAN ENVELOPE COMPANY, a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois ("Grantor"), for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, does hereby REMISE, RELEASE, ALIEN AND CONVEY unto THE CHILDREN'S MEMORIAL HOSPITAL, 2300 Children's Plaza, Chicago, Illinois 60614 ("Grantee"), and to its successors and assigns, forever all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows, to-wit:

See legal description attached hereto as Exhibit "A" and by this reference expressly 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 the Grantor, either in law or equity, of, in and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances unto the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors does covenant, promise and agree, to and with the Grantee, its successors and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND DEFEND, subject to:

See rider attached hereto as Exhibit "B" and by this reference expressly made a part hereof.

Address of real estate: 2950 North Campbell Street
Chicago, Illinois

IN WITNESS WHEREOF, Grantor has caused its name to be signed to these presents by its _____ President and countersigned by its _____ Secretary the day and year first above written.

AMERICAN ENVELOPE COMPANY
an Illinois corporation

By: [Signature]
President

[Signature]
Secretary

[SEAL]

Mail to:

Peter A. Sarasek, Esq.
Wilson & McIlvaine
135 South LaSalle St.
Chicago, Illinois 60603

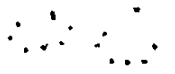
This instrument was prepared by:

Virginia M. Harding
Gould & Ratner
222 North LaSalle Street
Chicago, Illinois 60601

STIC No. 86-5347C (E87-1335)

RECORDED

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10/10/2017

10/10/2017

Property of Cook County Clerk's Office

10/10/2017

10/10/2017



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STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

On this 10th day of February, 1987, before me, Laura Serna, a Notary Public, duly commissioned, qualified and acting, within and for said County and State, appeared in person the within named JOHN WELLS and DAVID RUBIN to me personally well known, who stated that they were the President and Secretary of AMERICAN ENVELOPE COMPANY, an Illinois corporation, and were duly authorized in their respective capacities to execute the foregoing instrument for and in the name and on behalf of said corporation, and further stated and acknowledged that they had so signed, executed and delivered said foregoing instrument for the consideration, uses and purposes therein mentioned and set forth.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal this 10th day of February, 1987.

Laura Serna
Notary Public

My commission expires:

May 11, 1990

CLERK OF COOK COUNTY
REAL ESTATE TRANSACTIONS
428 S. CLAY ST.
CHICAGO, ILL. 60604

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EXHIBIT "B"

ATTACHED TO SPECIAL WARRANTY DEED
DATED FEBRUARY 10, 1987
CONVEYING PROPERTY FROM
AMERICAN ENVELOPE COMPANY TO THE
CHILDREN'S MEMORIAL HOSPITAL

1. Taxes for 1986 and subsequent years.
2. Mortgage made by Garden City Envelope Company to Elmhurst Federal Savings and Loan Association to secure payment of \$1,500,000.00 dated July 29, 1975 and recorded August 6, 1975 as Document 23178538. (As to property in question and other property).
3. Assignment of Repts recorded August 6, 1975 as Document 23178539, to Elmhurst Federal Savings and Loan Association. (As to property in question and other property).
4. Encroachment of overhead passageway over West Wellington Avenue as disclosed by surveys executed by Certified Survey Co. dated June 30, 1986 as Nos. 861333 and 861334.
5. Encroachment of building located on Parcels 1, 2 and 3 over the North line of property a maximum of .18 feet as disclosed by survey executed by Certified Survey Co. dated June 30, 1986 as No. 861334. An Encroachment Endorsement No. 1 has approved for the Policy.

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DEPT-01 RECORDING \$13.00
INDEXED TRNN 8572 08/10/87 14:32:00
NOV 1987 07-002721
COOK COUNTY RECORDER

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