

92147930

Form 2459 Rev. 5-77

Individual

The above space for recorders use only

THIS INDENTURE, made this 10TH day of JANUARY, 19 91, between AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, a corporation duly organized and existing as a national banking association under the laws of the United States of America, and duly authorized to accept and execute trusts within the State of Illinois, not personally but as Trustee under the provisions of a deed or deeds in trust duly recorded and delivered to said national banking association in pursuance of a certain Trust Agreement, dated the 18TH day of DECEMBER, 19 90, and known as Trust Number 113162-05, party of the first part, and LUTHERAN GENERAL HEALTH CARE SYSTEM, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, 1775 DEMPSTER STREET, PARK RIDGE, ILLINOIS, party of the second part.

WITNESSETH, that said party of the first part, in consideration of the sum of TEN AND NO/100 \$10.00 Dollars, and other good and valuable considerations in hand paid, does hereby convey and quit claim unto said parties of the second part, the following described real estate, situated in COOK County, Illinois, to-wit:

SEE EXHIBIT A ATTACHED HERETO.

DEPT-01 RECORDING

\$39.50

T#0000 TRAN 0287 03/06/92 16:00:00

#0925 # 1 * -92-147930

COOK COUNTY RECORDER

Exempt under provisions of Paragraph e,
Section 4, Real Estate Transfer Tax Act.

THE ASSISTANT SECRETARY, INC.
WILLIAM M. O'NEILL S.V.P.

1-10-91
Date Buyer, Seller or Representative

together with the tenements and appurtenances thereto belonging TO HAVE AND TO HOLD the same unto said party of the second part, and to the proper use, benefit and behoof, forever, of said party of the second part.

SUBJECT TO THE PERMITTED EXCEPTIONS SET FORTH ON EXHIBIT B ATTACHED HERETO:

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This deed is executed by the party of the first part, as Trustee, as aforesaid, pursuant to and in the exercise of the power and authority granted to and vested in it by the terms of said Deed or Deeds in Trust and the provisions of said Trust Agreement above mentioned, and of every other power and authority thereunto enabling. This deed is made subject to the liens of all trust deeds and/or mortgages upon said real estate, if any, recorded or registered in said county.

IN WITNESS WHEREOF, said party of the first part has caused its corporate seal to be hereto affixed and has caused its name to be signed to these presents by one of its Vice Presidents or its Assistant Vice Presidents and attested by its Assistant Secretary, the day and year first above written.

AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO
as Trustee, as aforesaid, and not personally.



By [Signature] VICE PRESIDENT

Attest [Signature] ASSISTANT SECRETARY

STATE OF ILLINOIS,
COUNTY OF COOK

SS.

THIS INSTRUMENT
PREPARED BY
ANITA LUTKUS

AMERICAN NATIONAL BANK
AND TRUST COMPANY
OF CHICAGO
33 N. LA SALLE
CHICAGO, ILLINOIS

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that the above named Vice President and Assistant Secretary of the AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, A National Banking Association, Grantor, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as such Vice President and Assistant Secretary, respectively, appeared before me this day in person and acknowledged that they signed and delivered the said instrument as their own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth; and the said Assistant Secretary then and there acknowledged that said Assistant Secretary, as Assistant Secretary of the corporate seal of said National Banking Association caused the corporate seal of said National Banking Association to be affixed to said instrument as said Assistant Secretary's own free and voluntary act and as the free and voluntary act of said National Banking Association for the uses and purposes therein set forth.

Given under my hand and Notary Seal,
My Commission Expires 7/1/92

Date 1-10-91

Notary Public [Signature]

DELIVERY INSTRUCTIONS
NAME SARA HAYS
STREET COFFIELD VINCIGARETTI HARPLS
CITY 3550 THREE FIRST NATIONAL CHGO. IL. OR 60602

FOR INFORMATION ONLY
INSERT STREET ADDRESS OF ABOVE
DESCRIBED PROPERTY HERE

2035 LINCOLN AVE.
CHGO. IL.

RECORDER'S OFFICE BOX NUMBER

This space for affixing riders and revenue stamps

Document Number

395/R

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Exempt under provisions of Paragraph
Section 4, Real Estate Transfer Tax Act.

Buyer, Seller or Representative _____
Date _____

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EXHIBIT "A"

PARCEL 1:

LOT "A" OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION OF THE NORTH 1/2 AND THE NORTH 1/2 OF THE SOUTH EAST 1/4 AND THE EAST 1/2 OF THE SOUTH WEST 1/4 OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SHOWN BY THE PLAT RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, IN BOOK 20 OF PLATS AT PAGE 6, AS DOCUMENT NUMBER 616674, IN COOK COUNTY, ILLINOIS, INCLUDING IN SAID LOT "A" THE NORTHEASTERLY HALF OF THE PRIVATE ALLEY SHOWN ON SAID PLAT OF LOT "A" ALONG A SOUTHERLY LINE OF SAID LOT "A" AND THE NORTHEASTERLY AND SOUTHWESTERLY PRIVATE ALLEY ALONG A NORTHWESTERLY LINE OF SAID LOT "A".

PARCEL 2:

LOTS 1 AND 2 IN THE RESUBDIVISION OF LOTS 5, 6, 7 AND 8 IN LOEB'S SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF LOT 1 AND THE WEST HALF OF LOT 2 OF BLOCK 30 OF CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

LOT 4 (EXCEPT THE SOUTH 6 INCHES THEREOF) IN THE SUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 4:

THAT PORTION OF LOTS 3, 4, 5 AND 6 IN JOHN HORN'S SUBDIVISION OF LOT 5 IN THE SUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTH EAST CORNER OF LOT 4 AFORESAID; THENCE WEST 115 1/2 FEET ON THE NORTH LINE OF SAID LOT 4; THENCE SOUTH TO A POINT ON THE SOUTH LINE OF LOT 3, 115 1/2 FEET WEST OF THE SOUTH EAST CORNER OF LOT 6 AFORESAID; THENCE EAST TO THE SOUTH EAST CORNER OF LOT 6, AND THENCE NORTH TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 5:

LOTS 1 AND 2 IN OWNER'S DIVISION OF PART OF ORIGINAL LOT 4 AND PARTS OF LOTS 1 TO 6 IN JOHN HORN'S SUBDIVISION OF LOT 5 IN BLOCK 30 OF CANAL TRUSTEE'S SUBDIVISION AFORESAID IN PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 6:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8 IN GEHRKE'S SUBDIVISION OF LOT 6 IN THE SUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 7:

THE EAST 24 FEET OF THAT PART OF LOT 1 IN BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 19.8 FEET NORTH OF THE SOUTH LINE AND 150 FEET EAST OF THE WEST LINE OF SAID LOT 1; THENCE NORTH 19.8 FEET TO THE NORTH LINE OF SAID LOT; THENCE WEST TO THE NORTH WEST CORNER THEREOF; THENCE SOUTHEASTERLY TO THE SOUTH WEST CORNER THEREOF; THENCE EAST TO A POINT IN THE SOUTH LINE OF SAID LOT WHICH IS 19.8 FEET SOUTH OF THE POINT IN THE SOUTH LINE OF SAID LOT WHICH IS 19.8 FEET SOUTH OF THE POINT OF BEGINNING; THENCE NORTH TO A POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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PARCEL 8:

LOT 4 IN LOEB'S SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF LOT 1 AND THE WEST HALF OF LOT 2 IN BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, EXCEPTING THAT PART OF SAID LOT 4 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 4 THENCE SOUTHEASTERLY TO A POINT IN THE WESTERLY LINE OF SAID LOT WHICH IS 9.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT (SUCH MEASUREMENT BEING PERPENDICULAR TO SAID NORTH LINE); THENCE EAST ALONG A LINE DRAWN PARALLEL WITH THE NORTH LINE OF SAID LOT, A DISTANCE OF 12.0 FEET; THENCE NORTH ALONG A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT TO SAID NORTH LINE OF SAID LOT; THENCE WEST ALONG THE NORTH LINE OF SAID LOT TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 9:

LOTS 9, 10 AND 11 (EXCEPT THE WESTERLY 1.0 FOOT OF SAID LOTS) IN GEHRKE'S SUBDIVISION OF LOT 6 IN THE SUBDIVISION OF BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 10:

LOTS 3, 4, 5 AND THAT PART OF LOT 6, LYING NORTHWESTERLY OF A LINE DRAWN FROM THE SOUTH WEST CORNER OF SAID LOT 6, AT RIGHT ANGLES TO LINCOLN AVENUE (EXCEPTING THE SOUTH WESTERLY 1 FOOT THEREOF) ALL IN LOEB'S RESUBDIVISION OF LOTS 5, 6, 7 AND 8 IN LOEB'S SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF LOT 1 AND THE WEST HALF OF LOT 2 IN BLOCK 30 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ALSO ALL OF THE 6.65 FOOT PRIVATE ALLEY LYING NORTH EASTERLY OF AND ADJOINING SAID LOT 5 AND SAID PORTION OF LOT 6, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 11:

ALL OF THE 12 FOOT PUBLIC ALLEY (VACATED BY ORDINANCE RECORDED OCTOBER 1, 1980 AS DOCUMENT NUMBER 25606247) SHOWN ON THE PLAT OF CONRAD GEHRKE'S SUBDIVISION OF LOT 6 IN THE SUBDIVISION OF BLOCK 30 IN THE CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH ALLEY IS WESTERLY OF AND ADJOINING THE WESTERLY LINES OF LOTS 1, 5 AND 6, NORTH WEST OF AND ADJOINING THE NORTH WESTERLY LINE OF LOT 8, EAST AND SOUTH EAST OF THE EASTERLY AND SOUTH EASTERLY LINE OF LOTS 3, 4 AND 7 IN GEHRKE'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

PARCEL 12:

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LOTS 3 TO 22, INCLUSIVE (EXCEPT THE NORTHEASTERLY 1.0 FOOT OF LOTS 3 TO 19 INCLUSIVE, ALSO EXCEPTING THAT PART OF LOTS 3, 4, 5 AND 6 LYING WEST OF THE WEST LINE, EXTENDED NORTH, OF LOT 3 IN JOHN COSTELLO'S SUBDIVISION OF LOTS 23 TO 26 IN J. WADDINGTON'S SUBDIVISION, HEREINAFTER DESCRIBED) ALL IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEE'S SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 13:

LOT 3 IN JOHN COSTELLO'S SUBDIVISION OF LOTS 23 TO 26, INCLUSIVE, IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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PARCEL 14:

THAT PART OF LOTS 24 AND 25 (EXCEPT THE NORTHEASTERLY 1.0 FOOT OF SAID LOTS, ALSO EXCEPT THAT PART OF SAID LOTS LYING WEST OF THE WEST LINE, EXTENDED NORTH, OF LOT 3 IN JOHN COSTELLO'S SUBDIVISION, AFORESAID) IN CARLSON AND WOLTZ SUBDIVISION OF THE WEST 2 ACRES OF BLOCK 29, ALSO OF LOTS 1 AND 2 IN J. WADDINGTON'S SUBDIVISION OF THE EAST 3 ACRES OF BLOCK 29 IN CANAL TRUSTEE'S SUBDIVISION, AFORESAID, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 15:

ALL THAT PART OF THE 30 FOOT ALLEY (VACATED BY ORDINANCE RECORDED NOVEMBER 1, 1971 AS DOCUMENT NUMBER 21694318) WESTERLY AND SOUTHWESTERLY OF AND ADJOINING LOTS 6 TO 14, INCLUSIVE, IN J. WADDINGTON'S SUBDIVISION, AFORESAID, LYING EASTERLY AND SOUTHEASTERLY OF THE WEST LINE, EXTENDED NORTH, OF LOT 3 IN JOHN COSTELLO'S SUBDIVISION OF LOTS 23 TO 26 IN J. WADDINGTON'S SUBDIVISION, AFORESAID, AND LYING NORTH OF THE SOUTH LINE OF LOTS 14 AND 20, EXTENDED EAST AND WEST IN SAID J. WADDINGTON'S SUBDIVISION, IN COOK COUNTY, ILLINOIS.

PROPERTY ADDRESS: 2035 NORTH LINCOLN AVENUE
CHICAGO, ILLINOIS

P. I. N. 14-33-132-039; 14-33-132-037; 14-33-132-035;
14-33-132-036; 14-33-132-012; 14-33-132-011;
14-33-132-027; 14-33-132-010; 14-33-131-046;
14-33-131-043; 14-33-132-032; 14-33-132-034;
14-33-132-029; 14-33-132-038; 14-33-131-049;
14-33-131-014; 14-33-131-047.

Clerk's Office 92147930

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EXHIBIT B

PERMITTED EXCEPTIONS

1. General Real Estate Taxes for the year 1990 and subsequent years;
2. Terms, powers, provisions, conditions and limitations of the ordinance of the City Council of the City of Chicago approving the Redevelopment Plan and Feasibility of Relocation for Neighborhood Development Program Project Lincoln Park Project in Urban Renewal Plan, recorded April 12, 1967 as Document 20107662, and amended by Document recorded December 6, 1968 as Number 20696306.

Note: Said instrument contains no provision for forfeiture or for reversion of title in case of breach of condition.

3. Reservation of a right of access for the purposes of repair and maintenance of a building owned by Grantor on Lot 1 in Block 30 in said Canal Trustees Subdivision over the land as contained in Warranty Deed from B. J. M. Building Corporation to Augustana Hospital dated August 10, 1967 and recorded August 16, 1967 as Document 20231443. (Affects Parcel 8 and land lot not now in question).
4. Covenants, conditions, restrictions and agreements contained in Quit Claim Deed from the City of Chicago to Augustana Hospital and Health Care Center dated January 2, 1973 and recorded January 30, 1973 as Document 22203184 and filed as Document LR 2672594, relating to the use of the land, necessity of approval of any changes (in the improvements on the land) which are not in conformity with the Redevelopment Plan (as amended or extended) or which constitute a major change in said improvements or in the utilization of the Property; prohibition of the execution of any agreement, lease, conveyance or other instrument whereby any part of the land is restricted upon the basis of race, creed or color, in the sale, lease or occupancy thereof.

(Affects Parcels 9, 10, 12, 13, 14 and 15)

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5. Part of the subject land is registered under an Act concerning land titles commonly known as the Torrens Act. All documents must be presented in duplicate together with the owner's duplicate certificate of title.
6. Rights of B.J.M. Building Corp., its successors and assigns under an unrecorded agreement for parking rights with Augustana Hospital dated May, 1967.
7. Mortgage dated September 13, 1990 and recorded September 14, 1990 as Document No. 90449667 made by The Hassinger Companies, Inc., an Illinois corporation to Lutheran General Health Care System, an Illinois not for profit corporation to secure an indebtedness of \$11,000,000.00, as amended by that certain Modification of Mortgage dated January 10, 1991 and recorded January 11, 1991 as Document No. 91019562
8. Mortgage dated September 13, 1990 and recorded September 14, 1990 as Document No. 90449668 made by the Hassinger Companies, Inc., an Illinois corporation to Lutheran General Health Care System, an Illinois not for profit corporation to secure an indebtedness of up to \$4,575,000.00, as amended by that certain Modification of Junior Mortgage dated January 10, 1991 and recorded January 11, 1991 as Document No. 91019563

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9. Acts of Lender.
10. Matters created by the rezoning of the Property.
11. Environmental Disclosure Document recorded September 14, 1990 as Document No. 90449669.
12. Environmental Disclosure Document recorded in connection with the conveyance of the Property from Seller to Purchaser.

lzp0010

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STATEMENT BY GRANTOR AND GRANTEE

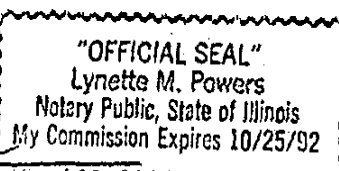
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 title to real estate under the laws of the State of Illinois.

Dated 3/10, 1992. Signature: V. L. Caputo
Grantor or Agent

Subscribed and sworn to before
me by the said _____
this 6th day of March,
1992.

Notary Public

Lynette M. Powers



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 3/6, 1992. Signature: V. L. Caputo
Grantee or Agent

Subscribed and sworn to before
me by the said _____
this 6th day of March,
1992.

Notary Public

Lynette M. Powers



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 ABL 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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