

# UNOFFICIAL COPY

CORRECTION  
WARRANTY DEED  
STATUTORY (ILLINOIS)  
CORPORATION TO CORPORATION

92176137

THE GRANTOR

St. Anne's Hospital of Chicago, Inc.,

a not-for-profit 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, for and in consideration of Ten and 00/100 DOLLARS (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation, CONVEYS AND WARRANTS to

Beth-Anne Foundation

a not-for-profit corporation organized and existing under and by virtue of the laws of the State of Illinois having its principal office at 367 North Karlov Avenue, Chicago, Illinois 60624, the following described Real Estate situated in the County of Cook and State of Illinois to wit:

See legal description, Subject to, and Permanent Real Estate Index Numbers attached hereto and incorporated herein by this reference.

Address(es) of Real Estate: 4950 West Thomas, 4909 West Division, 4910 West Division, Chicago, Illinois

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its JoAnne Birdzell President, this 28 day of February, 1992.

St. Anne's Hospital of Chicago, Inc.

By: JoAnne Birdzell President

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 JoAnne Birdzell, personally known to me to be the JoAnne Birdzell President of St. Anne's Hospital of Chicago, Inc., 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 severally acknowledged that as such JoAnne Birdzell President, she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her 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 28th day of February, 1992.

Commission expires: 4/16/94

Alvin Markbom  
Notary Public

This instrument was prepared by: James V. Inendino, Vedder, Price, Kaufman & Kammholz, 222 North LaSalle Chicago, Illinois 60601

AFTER RECORDING MAIL TO Rudnick & Wolfe Timothy Ramsey, Esq. 203 N. LaSalle St. Chicago, IL 60601

Beth-Anne Foundation 367 North Karlov Avenue Chicago, Illinois 60624

BOX 416

DEPT. OF RECORDING 127 00  
#0000 TRIN 1297 03/18/92 10:11:00  
#4399 # 1 \* -92-176137  
COOK COUNTY RECORDER

Transfer is exempt from Transfer Taxes for the State of Illinois and County of Cook pursuant to Ill. Rev. Stat. Ch. 120 Section 1004(b).

By: James T. Inendino, attorney

OFFICIAL SEAL  
ALVIN MARKBOM  
NOTARY PUBLIC, STATE OF ILLINOIS  
EXPIRES 4/16/94

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## Legal Description

### PARCEL 1:

The Northwest 1/4 of the Northeast 1/4 of the Southeast 1/4 of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian (excepting therefrom the West 33 feet thereof) in Cook County, Illinois.

### PARCEL 2:

Lots 17 through 26, inclusive, in Block 1 in Jerome Dittenhoefer's Division Street and LaVergne Avenue subdivision of the East 1/2 of the North 1/2 of the Northwest 1/4 of the Southeast 1/4 of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian in Cook County, Illinois.

### PARCEL 3:

Lot 44 and the West 1/2 of Lot 45 in Block 2 in Mathe's Subdivision of the South 1/2 of the South 1/2 of the Southeast 1/4 of the North East 1/4 (except the North 33 feet thereof dedicated for street) of Section 4, Township 39 North, Range 13, East of the Third Principal Meridian, in Cook County, Illinois.

### SUBJECT TO:

1. Rights of the public and City of Chicago and to that part of the land falling in Division Street, Lamon Avenue and Thomas Street.  
(Affects Parcel 1)
2. A 15 foot building line as shown on the plat of said subdivision.  
(Affects Parcel 2)
3. Lessee Owner's Agreement and Waiver recorded July 17, 1987 as Document 87395394 made by St. Anne's Hospital of Chicago, Inc. (owner/lessee) and Security Pacific Equipment Leasing, Inc. (Lessors), wherein for consideration of a lease of certain equipment, owner/lessee agrees for itself, its successors and assigns to subordinate any and all liens, claims, demands, offsets or other rights as an owner of the land arising under real property law which (owner/lessee) currently has or may acquire on any of the equipment currently or in the future leased the owner/lessee by lessor.

Said Agreement also states that the equipment being leased "shall at all times be considered to be personal property".

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1/23/87

Said Agreement further states that owner/lessee will give notice of this Agreement to any future purchasers, mortgagees, nonholders, etc.

(Affects Parcel 1)

4. Encroachment of 3 story brick building located mainly on the property lying north of and adjoining Lot 17 of Parcel 2 aforesaid, onto said Lot 17 by 0.06 of a foot as disclosed by the plat of survey prepared by National Survey Service, Inc., dated November 2, 1987, survey no. N-112443.
5. Encroachment of 4 and 5 store concrete garage building located mainly on Parcel 2 onto the property lying east and adjoining by amounts varying from 0.02 of a foot to 0.09 of a foot as disclosed by the plat of survey referred to in Exception 5.
6. Encroachment of 3 concrete islands located mainly on Lots 21 and 22 of Parcel 2, onto the property east and adjoining by 0.09 of a foot, 0.06 of a foot and 0.08 of a foot, respectively, as disclosed by the plat of survey referred to in Exception 5.
7. Encroachment of fence located mainly on Parcel 1 onto the property north and adjoining by distances varying from 0.27 feet to 0.53 feet as disclosed by the plat of survey referred to in Exception 5.
8. Encroachment of fence located mainly on Parcel 1 (at the north east corner thereof) onto the property north and adjoining by 0.47 feet as disclosed by the plat of survey referred to in Exception 5.
9. Encroachment of 4 and 5 story concrete garage over the 15 foot building line aforesaid in Exception 4 as disclosed by the plat of survey referred to in Exception 5.
10. Leases and tenancies as set forth in Exhibit "C" to the parties' Real Estate Sale Contract and incorporated herein by this reference.
11. Encroachment of coping at roof of building located on the property East of and adjoining the West 1/2 of Lot 45 of Parcel 3 onto the Northeast corner of said West 1/2 of Lot 45 by .09 feet as disclosed by the Plat of Survey prepared by National Survey Service, Inc. dated September 19, 1989, survey number 114736.

(Affects Parcel 3)

12. Encroachment of air conditioning unit located on the property East of adjoining the West 1/2 of Lot 45 of Parcel 3 onto said West 1/2 of Lot 45 by 1.55 feet as disclosed by the Plat of Survey referred to in Exception 13.

(Affects Parcel 3)

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13. Installments not due at the date hereof of any special tax or assessment for improvements heretofore completed and general taxes for the year 1989 and subsequent years including taxes which may accrue by reason of new or additional improvements during the year 1989.
14. Acts of and matters done or suffered by Purchaser.
15. Utility easements and roads and highways, if any, as shown on the survey referred to in Exception 5.

"It is agreed between Grantor and Grantee that the conveyance herein is made by Grantor to Grantee upon the express condition that any activities on the property not be carried on, at any time, in contravention of the Ethical and Religious Directives for Catholic Health Facilities, dated September, 1971, as approved by the Committee on Doctrine of the National Conference of Catholic Bishops and as approved as the national code, subject to the approval of the Bishop for use in the diocese, and as approved at the annual meeting of the National Conference of Catholic Bishops and the United States Catholic Conference November, 1971, all as they may be amended from time to time therein. In the event there is a health care facility operated by Grantee, or any of Grantee's successors, assigns or grantees in violation of this covenant, Grantor shall have the right to file a cause of action claiming damages for breach of this covenant. Grantor shall be permitted to inspect the records of Grantee or any owner of the property, at reasonable times, and no less than once every year, to determine compliance with this covenant. Grantor's failure to inspect said records shall never be deemed to be a waiver of its right to enforce this covenant or a defense to any action brought by Grantor to enforce this covenant in any court of law or equity."

Commonly known as: 4950 West Thomas, Chicago, Illinois, 60651  
4909 West Division, Chicago, Illinois, 60651  
4910 West Division, Chicago, Illinois, 60651

P.I.N.'s: 16-04-403-031 to 040 and  
16-04-404-002, 003  
16-04-224-036

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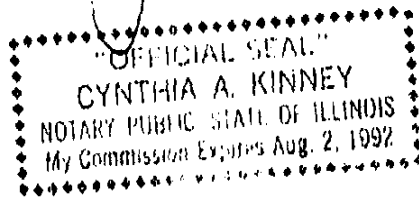
## STATEMENT BY GRANTOR AND GRANTEE

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 February 28, 1992 Signature: James T. Andrus  
Grantor or Agent

Subscribed and sworn to before me by the said Agent this 28th day of February, 1992.

Cynthia A. Kinney  
Notary Public

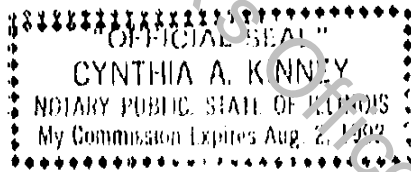


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or a foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 February 28, 1992 Signature: Michael E. Beyer  
Grantee or Agent

Subscribed and sworn to before me by the said Agent this 28th day of February, 1992.

Cynthia A. Kinney  
Notary Public



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 ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

92176137

Box 416