

WARRANT DEED
Statutory (ILLINOIS)

(Corporation to Corporation)

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CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR, LUTHERAN GENERAL HEALTHSYSTEM (f/k/a
Lutheran General Health Care System)

93970896

D-2 74-47-553

NOT-For-profit
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, for and in consideration

TEN AND NO/100 (\$10.00) ----- DOLLARS,
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
MELK DEVELOPMENT/MCL LINCOLN PARK L.P., an Illinois
Limited partnership having as its general partner MCL Lincoln Park, Inc.,

a corporation organized and existing under and by virtue of the laws of the State of Illinois
having its principal office at the following address 1337 W. Fullerton Avenue,
Chicago, IL 60614, the following described Real Estate situated in the County of
Cook and State of Illinois, to wit:

See Exhibit A attached hereto

3991

Subject to those permitted exceptions set forth on Exhibit B attached hereto.

Permanent Real Estate Index Number(s):

Address(es) of Real Estate:

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be
signed to these presents by its Senior Vice President, and attested by its Assistant Secretary, this 23rd
day of November, 1993.

Lutheran General HealthSystem

IMPRESS
CORPORATE SEAL
HERE

BY *Randall B. Luster* Senior Vice President
ATTEST *Michael E. Kerna* Assistant Secretary

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 Randall B. Luster personally known to
me to be the Senior Vice President of the

corporation, and Michael E. Kerna personally known to me to be
the Assistant Secretary of said corporation, and personally known to me to be
the same persons whose names are subscribed to the foregoing instrument, appeared
before me this day in person and severally acknowledged that as such Senior Vice
President and Assistant Secretary, they signed and delivered the said instru-
ment and caused the corporate seal of said corporation to be affixed thereto,
pursuant to authority given by the Board of Directors of said corporation, as
their free and voluntary act, and as the free and voluntary act and deed of said
corporation, for the uses and purposes therein set forth.

"OFFICIAL SEAL"
VICTORIA L. VALENZIANO
Notary Public, State of Illinois
My Commission Expires Jan. 24, 1998

Given under my hand and official seal, this 23rd day of November 19 93

Commission expires 12/4/96 19 *Victoria L. Valenziano*

This instrument was prepared by *3500 Three First National Plaza, Chicago, IL 60602*

(NAME AND ADDRESS)

MAIL TO { David Grossberg, Esq.
Sachnoff & Weaver, Ltd.
30 South Wacker Drive
Suite 2900
Chicago, IL 60608
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO
MCL Construction Corporation
1337 West Fullerton Avenue
Chicago, IL 60614
(City, State and Zip)

PROPERTY UNDER PROVISIONS OF PARAGRAPH 8
SECTION 4, REAL ESTATE TRANSFER TAX ACT.
93970896
AFFIX "RIDERS" OR REVENUE STAMPS HERE

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WARRANTY DEED
Corporation to Corporation

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

93970996

COOK COUNTY, ILLINOIS
CLERK'S OFFICE
RECORDS SECTION

1993 NOV 30 PM 8 10

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Exhibit A

Legal Description

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 SOUTHWEST 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 NO. 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 TRUSTEES' 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 TRUSTEES' 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 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 TRUSTEES' SUBDIVISION AFORESAID IN PART OF SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 TRUSTEES' 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 TRUSTEES' 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 TRUSTEES' 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 9, 10 AND 11) IN GEHRKE'S SUBDIVISION OF LOT 6 IN THE SUBDIVISION OF BLOCK 30 IN CANAL TRUSTEES' 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 TRUSTEES' 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.

PARCEL 11:

ALL OF THE 12 FOOT PUBLIC ALLEY (VACATED BY ORDINANCE PER DOCUMENT #25606247 RECORDED OCTOBER 1, 1980) SHOWN ON PLAT OF CONRAD GEHRKE'S SUBDIVISION OF LOT 6 IN THE SUBDIVISION OF BLOCK 30 IN THE CANAL TRUSTEES' 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:

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 TRUSTEES' 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 TRUSTEES' SUBDIVISION, AFORESAID, IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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 TRUSTEES' 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 15:

ALL THAT PART OF THE 30 FOOT ALLEY (VACATED BY ORDINANCE PER DOCUMENT NO. 21694318 RECORDED NOVEMBER 1, 1971) 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.

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Common Address: 2035 North Lincoln Avenue
Chicago, Illinois 60614

Permanent Property Index Number: 14-33-131-014
14-33-131-043
14-33-131-046
14-33-131-047
14-33-131-040
14-33-132-010
14-33-132-011
14-33-132-012
14-33-132-027
14-33-132-029
14-33-132-032
14-33-132-034
14-33-132-035
14-33-132-036
14-33-132-037
14-33-132-038
14-33-132-039

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2025/01/08

Exhibit B

Permitted Title Exceptions

1. General real estate taxes for the year 1993 and subsequent years.
2. Matters created by, through or under, or done or suffered by Grantee.
3. Purchase Money Mortgage made by Grantee in favor of Grantor.
4. Matters disclosed by survey dated October 6, 1993 prepared by Chicago Guarantee Survey Company.
5. 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 20107664 and amended by document recorded December 6, 1968 as Document 20696306.

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

6. Reservation of a right of access for the purposes of parking and for repair and maintenance of a building owned by Grantor on Lot 1 in Block 30 in said Canal Trustee's Subdivision over the land as contained in the Warranty Deed from B. J. M. Building Corporation to Augustana Hospital dated August 10, 1967 and recorded August 16, 1967 as Document 20231443.

(Affects Parcels 7 and 8 and land not now in question).

7. Covenants, conditions, restrictions and agreements contained in quit claim deed from the City of Chicago, a municipal corporation of Illinois to Augustana Hospital and Health Care Center, a corporation of Illinois, dated January 2, 1973 and recorded January 30, 1973 as Document 22203184 and filed as document LR 2672594, relating to the following:

(A) use of the land; (B) 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).

8. Security interest of Prairie Bank and Trust Company, secured party, in certain described chattels on the land, as disclosed by financing statement executed by Modular Structures Corporation, debtor, and filed September 10, 1993 as Document No. 93U14223.
9. Security interest of Modular Structures Corporation, secured party, in certain described chattels on the land, as disclosed by financing statement executed by Melk Development/MCL Lincoln Park L.P., an Illinois limited partnership, debtor, and filed September 10, 1993 as Document No. 93U14224.

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10. Easement in favor of Commonwealth Edison for overhead and underground facilities, and its respective successors and assigns, to install, operate and maintain all equipment necessary for the purpose of serving the land and other property, together with the right of access to said equipment, and the provisions relating thereto as disclosed in letter and drawing dated September 29, 1993, affecting Parcels 1-11 of the land.
11. Letter Agreement with G.O. Parking, Inc. dated March 20, 1992 relating to the operation of the parking garage on the property.

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Exhibit A

Legal Description

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PARCEL 8:

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PARCEL 12:

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 TRUSTEES' SUBDIVISION AFORESAID IN SECTION 33, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Common Address: 2035 North Lincoln Avenue
Chicago, Illinois 60614

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14-33-132-039

Property of Cook County Clerk's Office

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2025/08/22