

BOX ~~18~~

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97335195

RETURN TO: Kelly
TICOR TITLE INSURANCE
203 N. LaSALLE, STE. 1400
CHICAGO, IL 60601

RE: 23977-14
337077

. DEPT-01 RECORDING \$29.50
. T#0012 TRAN 5085 05/13/97 12:45:00
. #8899 # CG #-97-335195
. COOK COUNTY RECORDER

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

AFFIDAVIT REGARDING ADVERSE POSSESSION

The undersigned, being the President of General Health Care Corporation, a Delaware corporation, duly sworn and under oath and based on information and belief states as follows:

1. That he is the acting President of General Health Care Corporation, a Delaware corporation.
2. That General Health Care Corporation is the owner of fee simple absolute title to the property commonly known as 5527 North Maplewood Avenue, Chicago, Illinois and legally described in Exhibit A, attached hereto ("the Property").
3. General Health Care Corporation is the successor-in-interest to the Property either by conveyance or merger from the following corporations and/or individuals:

- (i) Sebastian and Catherine Lescher;
- (ii) George Plamondon;
- (iii) William R. Seibert;
- (iv) Baby's Valet, Inc.;
- (v) Dy-Dee Wash, Inc.;

Handwritten signature/initials

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- (vi) Blessings Corporation; and
- (vii) Sketchley Diaper Services, Inc.

4. General Health Care Corporation has continuously used that portion of the Property referred to as Parcel 2 and legally described as Lot 19 in an open, notorious, continuous fashion and under a claim of right since the Property was conveyed to it in 1931. Additionally, General Health Care Corporation has paid the real estate taxes for the Property, including Parcel 2, for a period in excess of twenty (20) years.

5. The following is a brief history of the status of the recorded title to Parcel 2 (Lot 19)

All of Lot 19 was owned of record by Sebastian and Catherine Lescher, by deed dated July 22, 1929 and recorded July 30, 1929 as Document No. 10441984 (despite Lot 19's being then registered in Torrens). The Leschers conveyed to the City of Chicago that part of Lot 19 excepted from the legal description in Exhibit A, apparently in conjunction with a widening of Lincoln Avenue.

By deed dated March 28, 1931 and filed April 6, 1931 as Document No. LR-541041 Leschers conveyed (with other land) "...Lot 19 (except that part of Lot 19 heretofore conveyed to the City of Chicago for the widening of Lincoln Avenue)..." to George O. and Mary L. Plamondon. Attached to this deed is a handwritten sheet by an employee of the Registrar's Office which sought, in apparent recognition of the recorded deed to the City, to define the legal descriptions for the new Torrens Certificates which were to then be created for that part of Lot 19 to be owned by Plamondon and the City. Unfortunately the notations thereon called for the dividing line to run from the Northwest corner of Lot 19 "...to a point in the South line of said Lot 60 feet West of the East line of said Lot..." rather than to a point on the South line of Lot 22 (75 feet further South) 60 feet West of the East line of Lot 22.

On May 20, 1931 a deed dated April 4, 1931 (not July 22, 1929) from the Leschers to the City of Chicago was filed as Document No. LR-546181. The legal description on this deed was the same as that used on the 1929 recorded deed to the City.

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The next conveyance, by George Plamondon (surviving joint tenant) to William R. Seibert by deed dated September 23, 1952 and filed September 23, 1952 as Document No. LR-1424288 used the legal description which appeared on the Torrens Certificate and which was incorrect due to the error in 1931 noted above when the Registrar's Office created the split of certificates for Lot 19 between Plamondon and the City. As a result, Plamondon never conveyed that part of Lot 19 lying between the two ones previously noted.

Subsequently the following has occurred:

Deed from Seibert to Baby's Valet, Inc. filed October 29, 1952 as Document No. LR-1430195 using the incorrect legal description.

Deed from Baby's Valet, Inc. to Dy-Dee Wash, Inc. filed March 8, 1957 as Document No. LR-1726589 using the incorrect legal description.

Certificate of Merger of Dy-Dee Wash, Inc. (and others) into Blessings Corporation filed March 29, 1984 as Document No. LR-3362103.

Certificate of Merger of Sketchley Diaper Services, Inc. into General Health Care Corporation recorded October 16, 1986 as Document No. 86-480-265.

6. This Affidavit is given to clarify the recorded chain of title with respect to Lot 19 and to induce Senior Lifestyle Corporation, as beneficiary under Trust No. 122009-04, dated May 6, 1987 to accept title to the foregoing and for no other purpose.

FURTHER AFFIANT SAYETH NAUGHT.

GENERAL HEALTH CARE CORPORATION

By:


Robert Hurd

Its:

President

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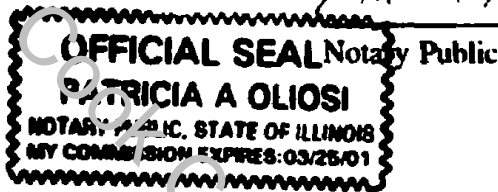
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Patricia A. Oliosi, a Notary Public in and for the County and State aforesaid, DO
HEREBY CERTIFY that Robert L. Hurd personally known to me to be the President of
General Health Care 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 as such President he signed and delivered the said instrument, pursuant to
authority given by the Board of Directors of said corporation, as his free and voluntary act,
and as the free and voluntary act of said corporation, for the uses and purposes therein set
forth.

Given under my hand and notarial seal this 9th day of May, 1997.

Patricia A. Oliosi



My commission expires:

This instrument was prepared by ~~and after recording mail to~~ James V. Inendino, Esq., 53
West Jackson Boulevard, Suite 918, Chicago, IL 60604.

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ATTACHMENT A: Legal Description

Parcel 1:

Lots 11 through 18, both inclusive, in Block 2 in Fred W. Brummel and Company's Lincoln-Bryn Mawr-Western Subdivision, being a subdivision of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 12 and that part Easterly of Lincoln Avenue of the West 1/2 of the East 1/2 of the Northeast 1/4 of said Section 12 (excepting therefrom that part thereof lying South of a line 200.0 feet North of the North line of Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets theretofore dedicated) according to the plat thereof recorded April 12, 1923 as Document No. 7879542, in Cook County, Illinois.

and

Parcel 2:

Lot 19 (except that part thereof conveyed to the City of Chicago by deed filed May 20, 1931 as Document No. 1.R-546181 and described as that part of said Lot 19 lying West of a line drawn through a point in the Northwest corner of said Lot 19 and through a point in the South line of Lot 22 in Block 2 which is 60 feet West of the East line of said Lot 22) in Block 2 in Fred W. Brummel and Company's Lincoln-Bryn Mawr-Western Subdivision, being a subdivision of the Northeast 1/4 of the Northeast 1/4 of the Northeast 1/4 of Section 12 and that part Easterly of Lincoln Avenue of the West 1/2 of the East 1/2 of the Northeast 1/4 of said Section 12 (excepting therefrom that part thereof lying South of a line 200.0 feet North of the North line of Berwyn Avenue) all in Township 40 North, Range 13 East of the Third Principal Meridian (except streets theretofore dedicated) according to the plat thereof recorded April 12, 1923 as Document No. 7879542, in Cook County, Illinois.

P.L.N. Nos: 13-12-207-011
13-12-207-012
13-12-207-013
13-12-207-014
13-12-207-015
13-12-207-016

5527 N. Maplewood
Chicago IL

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