

QUIT CLAIM DEED



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THIS QUIT CLAIM DEED is executed by Berwyn Associates, an Illinois limited partnership ("Grantor"), to and in favor of MacNeal Health Services Corporation, an Illinois not-for-corporation ("Grantee"). For and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby conveys, remises, assigns, quit claims and transfers unto Grantee all interest of the Grantor in the building and all other improvements located on the real estate legally described on Exhibit A attached hereto and made a part hereof subject to those matters set forth on Exhibit B attached hereto and made a part hereof;

Together with any and all hereditaments and appurtenances thereto belonging or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever, of Grantor, either in law or equity of, in and to the above described premises, with the hereditaments and appurtenances.

Handwritten initials

FURTHER, the Grantor hereby assigns, transfers, conveys and quit claims to Grantee any and all other rights, titles or interests whatsoever in and to the real estate legally described on the attached Exhibit A to the Grantee.

The address of the Grantee is:

3249 South Oak Park Avenue
Berwyn, Illinois 60402.

THIS TRANSACTION IS EXEMPT UNDER
PARAGRAPH 2 OF THE BERWYN CITY
CODE SEC. 888.06 AS A REAL ESTATE
TRANSACTION.
DATE 05/04/99 TELLER PL

11th IN WITNESS WHEREOF, the Grantor has executed this Quit Claim Deed as of this day of May 1999.

Berwyn Associates, an Illinois limited partnership

By: Fair Value Partners, a New York partnership and its General/Partner

By: Vinton L. Rollins
Vinton L. Rollins, Partner

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EXHIBIT A

Legal Description

Lots 1, 2, 3 and 4 in Block 8 in Berwyn, a Subdivision of Blocks 4, 5, 12, 13, 20, 21, 28, 29, 34, 35, 36 and 39 of LaVergne, being a Subdivision of the Northwest 1/4 and that part of the Northeast 1/4 and the Southeast 1/4 and the East 1/2 of the Southwest 1/4 lying North of Ogden Avenue of Section 31, Township 39 North, Range 13, East of the Third Principal Meridian, together with parts of 32nd, 33rd, 35th and 36th Streets within the said LaVergne which were vacated in Cook County, Illinois.

Permanent Tax Index Nos: 16-31-127-006-0000
16-31-127-007-0000
16-31-127-008-0000
16-31-127-009-0000

Commonly known street address: 6804 West Windsor Avenue
Berwyn, Illinois.

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EXHIBIT B

1. Covenants, conditions, restrictions, easements and other matters which affected the Premises as of July 1, 1983.
2. Any and all liens, encumbrances, charges, exceptions and restrictions attaching to the Premises caused by Grantee or anyone claiming by, through or under the Grantee, or consented to by Grantee.
3. All applicable laws, rules, regulations, ordinances and governmental restrictions in effect as of the date hereof.

Property of Cook County Clerk's Office

99480594

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his knowledge, the name of the grantor shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois partnership, 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.

GRANTOR

Berwyn Associates, Inc., an Illinois limited partnership
By: Fair Value Partners, a New York general partnership,
its General Partner

Date: May 11, 1999.

Signature: Victor F. Politi
General Partner

SUBSCRIBED and SWORN to before me this 11th day of May, 1999.

Victoria Warbeck
Notary Public
My commission expires: October 28, 2000

VICTORIA WARBECK
Notary Public, State of New York
No. 01WA5068275
Qualified in New York County
Commission Expires October 28, 1999
2000

The grantee or his/her 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.

MAC NEAL HEALTH SERVICES CORPORATION, AN ILLINOIS NOT FOR PROFIT CORPORATION

Date: May 13, 1999

Signature: Charles T. Quinn
Grantee or Agent

SUBSCRIBED and SWORN to before me this 13th day of MAY, 1999.

Arnold E. Karolewski
"OFFICIAL SEAL"
ARNOLD E. KAROLEWSKI
Notary Public, State of Illinois
My Commission Exp. 12/17/2002

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 provisions of Section 4 of the Illinois Real Estate Transfer Act.]