ST5147216

Prepared By:
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Image# 053956730005 Type: DW
Recorded: 05/19/2015 at 01:24:38 PM
Receipt#: 2015-00029290
Page 1 of 5
Fees: $40.00
IL Rental Housing Fund: $9.00
Lake County IL Recorder
Mary Ellen Vanderventer Recorder
File 7195624

SPECIAL WARRANTY DEED

THE GRANTOR, LOVELL FAMILY LIMITED PARTNERSHIP, an Illinois Limited Partnership, whose address is PO Box 49, Lake Forest, IL 60045, for the consideration of TEN AND NO/100 DOLLARS ($10.00) in hand paid, by these presents does REMISE, RELEASE, ALIEN AND CONVEY, FOREVER TO: NORTHSHORE UNIVERSITY HEALTHSYSTEM, an Illinois not-for-profit corporation, whose address is 1301 Central Avenue, Evanston, IL 60201, Grantee, the following described real estate, situated in the County of Lake, State of Illinois, more particularly described as follows, to wit:

Legal Description attached as Exhibit A

Permanent Real Estate Index Number: 16-07-202-012

Address of Real Estate: 915 S. Waukegan Road, Lake Forest, IL 60045

Together with all improvements and fixtures located thereon and all and singular the rights, benefits, privileges, easements, tenements, the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, all right title and interest of the grantor in all strips and gores and any land laying in the bed of any street, road or alley, open or proposed, adjoining the real property and all the 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; **TO HAVE AND TO HOLD** the said premises as above described, with the appurtenances, unto the Grantee, his heirs and assigns forever, subject to the provisions and restrictions contained herein.

And Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, its heirs, executors, and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner encumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it **WILL WARRANT AND DEFEND,**

PW
5

Exempt Under
35 ILCS 200 / 31-45
Paragraph b Date 5-14-15

Subject to the exceptions set forth on Exhibit B attached hereto and incorporated herein.

IN WITNESS WHEREOF, said Grantor has caused this Special Warranty Deed to be executed this 14th day of May, 2015.

LOVELL FAMILY LIMITED PARTNERSHIP,
an Illinois Limited Partnership

By: _____
James A. Lovell, as Trustee
of The James A. Lovell Revocable Trust, dated June 7, 1987
General Partner

By: _____
Marilyn L. Lovell, as Trustee
of The Marilyn L. Lovell Revocable Trust, dated June 7, 1987
General Partner

STATE OF ILLINOIS)
COUNTY OF LAKE)

I, GEORGE M. COVINGTON the undersigned, a Notary Public in and for said county and state, DO HEREBY CERTIFY, that JAMES A. LOVELL, as Trustee and MARILYN L. LOVELL, as Trustee, personally known to me to be the same persons whose name are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes set forth therein, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 14th day of May 2015.

_____

OFFICIAL SEAL
GEORGE M COVINGTON
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:10/13/15

Mail Recorded Deed to:
Mayer, Brown LLP
Attn: Diane Huff
71 South Wacker Drive
Chicago, IL 60606

Mail taxes to:
Northshore University Healthsystem
1301 Central St
Evanston, Ill. 60201

Cost Space Requirements

				Amount of Proposed Total Square Feet			
		Gross Square Feet			That is:		
Dept./Area	Cost	Existing	Proposed	New Const.	Modernized	As Is	Vacated Space
Reviewable							
Lab/Specimen Collection	$ 272,891	245	245		245		
Total	$ 272,891	245	245		245		
Non-Reviewable							
Physicians' Offices	$ 7,886,554	5,331	7,491	2,160	5,331		
Public Areas/Waiting	$ 1,637,347	2,349	2,349		2,349		
Stairways	$ 245,512	1,662	1,662		1,662		
Staff Support Areas	$ 477,649	675	675		675		
Meeting Rooms	$ 791,384	1,142	1,142		1,142		
Mechanical	$ 2,374,153	3,010	3,010		3,010		
Private Office Suite	$ 204,668	2,968	2,968		2,968		
Attic & LL storage	$ 27,289	1,139	1,139		1,139		
Total	$ 13,644,557	18,276	20,436	2,160	18,276		
PROJECT TOTAL	**$ 13,644,557**	**18,276**	**20,681**	**2,160**	**18,276**		

The following Sections DO NOT need to be addressed by the applicants or co-applicants responsible for funding or guaranteeing the funding of the project if the applicant has a bond rating of A- or better from Fitch's or Standard and Poor's rating agencies, or A3 or better from Moody's (the rating shall be affirmed within the latest 18 month period prior to the submittal of the application):

- **Section 1120.120 Availability of Funds – Review Criteria**
- **Section 1120.130 Financial Viability – Review Criteria**
- **Section 1120.140 Economic Feasibility – Review Criteria, subsection (a)**

VIII. - 1120.120 - Availability of Funds

The applicant shall document that financial resources shall be available and be equal to or exceed the estimated total project cost plus any related project costs by providing evidence of sufficient financial resources from the following sources, as applicable: **Indicate the dollar amount to be provided from the following sources:**

_$13,644,557_	a)	Cash and Securities – statements (e.g., audited financial statements, letters from financial institutions, board resolutions) as to: 1) the amount of cash and securities available for the project, including the identification of any security, its value and availability of such funds; and 2) interest to be earned on depreciation account funds or to be earned on any asset from the date of applicant's submission through project completion;
_____	b)	Pledges – for anticipated pledges, a summary of the anticipated pledges showing anticipated receipts and discounted value, estimated time table of gross receipts and related fundraising expenses, and a discussion of past fundraising experience.
_____	c)	Gifts and Bequests – verification of the dollar amount, identification of any conditions of use, and the estimated time table of receipts;
_____	d)	Debt – a statement of the estimated terms and conditions (including the debt time period, variable or permanent interest rates over the debt time period, and the anticipated repayment schedule) for any interim and for the permanent financing proposed to fund the project, including: 1) For general obligation bonds, proof of passage of the required referendum or evidence that the governmental unit has the authority to issue the bonds and evidence of the dollar amount of the issue, including any discounting anticipated; 2) For revenue bonds, proof of the feasibility of securing the specified amount and interest rate; 3) For mortgages, a letter from the prospective lender attesting to the expectation of making the loan in the amount and time indicated, including the anticipated interest rate and any conditions associated with the mortgage, such as, but not limited to, adjustable interest rates, balloon payments, etc.; 4) For any lease, a copy of the lease, including all the terms and conditions, including any purchase options, any capital improvements to the property and provision of capital equipment; 5) For any option to lease, a copy of the option, including all terms and conditions.
_____	e)	Governmental Appropriations – a copy of the appropriation Act or ordinance accompanied by a statement of funding availability from an official of the governmental unit. If funds are to be made available from subsequent fiscal years, a copy of a resolution or other action of the governmental unit attesting to this intent;
_____	f)	Grants – a letter from the granting agency as to the availability of funds in terms of the amount and time of receipt;
_____	g)	All Other Funds and Sources – verification of the amount and type of any other funds that will be used for the project.
$13,644,557	**TOTAL FUNDS AVAILABLE**	

APPEND DOCUMENTATION AS ATTACHMENT-36, IN NUMERIC SEQUENTIAL ORDER AFTER THE LAST PAGE OF THE APPLICATION FORM.

Need Help

Flood Map Service Center

MSC Home | MSC Search | MSC Products and Tools | MSC How-To | MSC Email Subscriptions

Search by Address

Enter an address, place, or coordinates:

915 South Waukegan Road L

You have selected a location in

LAKE FOREST CITY

The flood map for the selected area is number **17097C0276K**, effective on **09/18/2013**

VIEW MAP | SAVE MAP | INTERACTIVE MAP

Show **all products** for this area

Letters of Map Change

Revisions (0)

Amendments (2)

Revalidations (1)

This locator map shows flood map boundaries with the map for your location selected. You can choose a new flood map by changing the view and selecting a point or entering a new location in the search box. The buttons to the left let you view and print the selected flood map, download the flood map image, open an interactive flood map (if available), or expand the search to all products to view effective, preliminary, pending, or historic maps, and risk products for the community.

