



Via Fed Ex

December 2, 2013

**RECEIVED**

**DEC 03 2013**

**HEALTH FACILITIES &  
SERVICES REVIEW BOARD**

Ms. Courtney Avery  
Administrator  
Illinois Health Facilities and  
Services Review Board  
525 West Jefferson  
Springfield, IL 62761

RE: Final Report of Realized Costs  
Certificate of Exemption E-019-13  
Delnor Medical Office Building

Dear Ms. Avery:

On September 24, 2013 the Illinois Health Facilities and Services Review Board issued the above-referenced Certificate of Exemption (COE) addressing the change of ownership/acquisition of a medical office building on the Delnor Hospital campus in Geneva, Illinois.

That transaction was completed on October 23, 2013; and was completed consistent with all representations made in the COE application and subsequent Exemption Approval. A copy of the warranty deed, confirming the change of ownership, is attached.

Should any additional information be required, please do not hesitate to contact me at 630/933-2000.

Sincerely,

A handwritten signature in black ink that reads "John Yep".

John Yep  
Director of Business Development

Attachment

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**SPECIAL WARRANTY  
DEED - GENERAL**



2013K077197  
SANDY WEGMAN  
RECORDER - KANE COUNTY, IL

RECORDED: 10/30/2013 09:37 AM  
REC FEE: 34.00 RASPS FEE: 9.00  
PAGES: 5

8946534

THE GRANTOR, HC GENEVA PARTNERS I, LLC, a Wisconsin limited liability company, whose address is 18000 W. Sarah Lane, Suite 250, Brookfield, WI 53045, for and in consideration of Ten Dollars (\$10.00) in hand paid, remise(s), alien(s) and convey(s) to DELNOR-COMMUNITY HOSPITAL, an Illinois not for profit corporation, whose address is c/o Cadence Health, 27W353 Jewell Road, Winfield, IL 60190, the following described real estate situated in the County of Kane, State of Illinois:

**See the legal description set forth in Exhibit A  
attached hereto and incorporated herein (the "Property").**

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

**SUBJECT TO THOSE PERMITTED EXCEPTIONS IDENTIFIED ON EXHIBIT B, ATTACHED HERETO AND INCORPORATED HEREIN.**

This is not homestead property.

Permanent Real Estate Index Number(s): 12-05-476-024  
Address of Real Estate: 351 Delnor Drive, Geneva, IL 60134

Exempt under provisions of paragraph (b) 35 ILCS 200/31-45, Property Tax Code.

10/23/13 *S. Wegman*

[SIGNATURES TO APPEAR ON FOLLOWING PAGE]

Chicago Title Insurance Company  
1795 West State Street  
Geneva, IL 60134

*CSJ*



**EXHIBIT A**

**LEGAL DESCRIPTION**

UNIT NUMBER 2 IN THE DELNOR MEDICAL OFFICE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL 1: THAT PART OF LOT 11 OF DELNOR-COMMUNITY HOSPITAL P.U.D., BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE EASTERLY ALONG THE NORTH LINE OF SAID LOT 11, 387.00 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY, ALONG SAID NORTH LINE, 222.03 FEET; THENCE SOUTHERLY, AT RIGHT ANGLES TO SAID NORTH LINE, 114.26 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 2.50 FEET; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 10.66 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 29.02 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 10.66 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 131.08 FEET; THENCE NORTHEASTERLY AT AN ANGLE OF 134 DEGREES 38 MINUTES 03 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, 73.51 FEET; THENCE EASTERLY AT AN ANGLE OF 134 DEGREES 28 MINUTES 02 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 7.78 FEET TO THE WEST FACE OF THE EXISTING MEDICAL OFFICE BUILDING; THENCE NORTHERLY, 61.95 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF GENEVA, KANE COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY EASEMENT RECORDED AS DOCUMENT 91K3019 AND AS SHOWN ON PLAT OF DELNOR-COMMUNITY HOSPITAL P.U.D. RECORDED AS DOCUMENT 2004K061293.

PARCEL 3: NON-EXCLUSIVE PARKING, INGRESS AND EGRESS EASEMENTS FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, RESTRICTIONS AND EASEMENTS BY DELNOR-COMMUNITY HEALTH SYSTEM, AN ILLINOIS NONPROFIT CORPORATION DATED DECEMBER 29, 2004 AND RECORDED DECEMBER 30, 2004 AS DOCUMENT 2004K167428.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2006100261; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS OF THE DELNOR MEDICAL OFFICE CONDOMINIUM DESCRIBED IN SUCH DECLARATION, IN KANE COUNTY ILLINOIS.

TAX INDEX NUMBER: 12-05-476-024

## EXHIBIT B

### PERMITTED EXCEPTIONS

- (i) Any restrictions or regulations affecting the Property by virtue of any zoning, administrative or other law, ordinance, statute, ruling, or regulation of any governmental entity having jurisdiction over the same, whether now or hereafter in effect.
- (ii) Any state of facts that an American Land Title Survey of the Condominium and the land upon which the Condominium is located would show.
- (iii) The lien of real estate taxes for 2013 and any subsequent years, not yet due and payable.
- (iv) Existing unrecorded leases and all rights thereunder of the lessees and of any person or party claiming by, through or under the lessees.
- (v) (A) Terms, provisions, covenants, conditions and options contained in and rights and easements established by the Declaration of Delnor Medical Office Building Condominium Ownership recorded September 13, 2006 as Document No. 2006K100261, as amended from time to time; and (B) limitations and conditions imposed by the Condominium Property Act. First Amendment to Declaration of Delnor Medical Office Building Condominium dated May 17, 2007, and recorded September 14, 2007 as Document 2007K095118.
- (vi) The Condominium Plat recorded on September 13, 2006 as Document No. 2006K100261.
- (vii) The Bylaws of Delnor Medical Office Building Condominium Association, Inc.
- (viii) The lien of condominium assessments (or similar charges levied under the Condominium Documents) for 2013 and any subsequent years, not yet due and payable.
- (ix) Ground Lease dated December 23, 2004, executed by and between Delnor-Community Health System, as lessor, and HC Geneva Partners I, LLC, a Wisconsin limited liability company, as lessee, notice of which is given by the Memorandum of Ground Lease dated December 23, 2004, recorded December 30, 2004, as Document No. 2004K167429. Rerecorded to show correction to legal description May 19, 2008 Document No. 2008K043003.
- (x) Grant of utility easements made by Delnor Community Health Care Foundation to the City of Geneva for storm sewer mains, water mains and sanitary sewer mains and recorded June 22, 1989 as Document 1980269. First Amendment to Pre-Annexation Agreement recorded April 24, 2000 as Document 2000K029542.
- (xi) Easement provisions in favor of City of Geneva, the Illinois Bell Telephone Company and Northern Illinois Gas Company for utilities as contained on Plat of Subdivision recorded January 18, 1991 as Document 91K03019. Certificate of Correction recorded April 17, 1997 as Document 97K024368.

- (xii) Utility and drainage easement provisions contained in Grant recorded January 18, 1991 as Document 91K03020 in favor of City of Geneva, the Illinois Bell Telephone Company and Northern Illinois Gas Company.
- (xiii) Easement in favor of Northern Illinois Gas Company, and its 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 contained in the Grant recorded June 25, 1996 as Document 96K045433.
- (xiv) Cable Television Installation and Service Subscription Agreement dated September 30, 1996 and recorded January 13, 1997 as Document 97K002617 made by Delnor Community Hospital and Jones Growth Partners, L.P.
- (xv) A 36 foot wide easement for ingress and egress across land as shown on and created by Plat of Subdivision recorded January 18, 1991 as Document 91K03019 and Plat of Resubdivision recorded as Document 2004K061293.
- (xvi) Easement for ingress and egress as created by Easement recorded as Document 91K3019 and as shown on Plat of Delnor-Community Hospital P.U.D. recorded as Document 2004K061293.
- (xvii) Non-exclusive parking, ingress and egress easements as created by Declaration of Covenants, Restrictions and Easements by Delnor-Community Health System, an Illinois nonprofit corporation dated December 29, 2004 and recorded December 30, 2004 as Document 2004K167428.
- (xviii) Grant of Utility Easement made by Delnor Community Health Care Foundation to the City of Geneva for a 10 foot water main and recorded June 10, 2005 as Document 2005K065780.
- (xix) Easement in favor of the City of Geneva, and its 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 contained in the Grant recorded as Document No. 2007K126478.
- (xx) Easement in favor of Comcast of Illinois/Ohio/Oregon, LLC, and its 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 contained in the Grant recorded as Document No. 2008K090507.