

RECEIVED

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JUN 27 2013

HEALTH FACILITIES &
SERVICES REVIEW BOARD

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

Re: Final Project Report
Garfield Park Hospital LLC.
CON Permit No 13-009

Dear Ms. Avery:

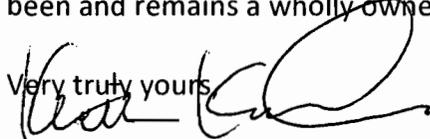
This is the Project Completion Report for CON permit #13-009. The project has been completed prior to the completion date of July 1, 2013. This report is being made per the Boards rules in Section 1130.770, b), "For projects with no cost... "

This permit was approved by the Board on May 14, 2013. As stated in the permit letter of May 15, 2013, the purpose of this project has been to:

"The permit holders have been approved for an internal corporate reorganization that will change the legal status of Garfield Park Hospital to a Limited Liability Company. The assets of Garfield Park Hospital will be transferred to Garfield Park Hospital LLC from UHS of Hartgrove, Inc."

Attached is a copy of the executed Warranty Deed that transfers the real estate and the real estate tax liability to Garfield Park Hospital LLC. Note that Garfield Park Hospital has been and remains a wholly owned subsidiary of UHS of Delaware, Inc.

Very truly yours,



Keith Kuhn
Chief Executive Officer

Garfield Park Hospital LLC

Attachment

CC:

**WARRANTY DEED
(ILLINOIS)**

NAME AND ADDRESS OF PREPARER:

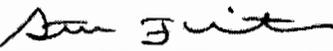
Kathryn Kovitz Arnold, Esq.
Shefsky & Froelich Ltd.
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

[RECORDER STAMP]

THE GRANTOR, UHS of Hartgrove, Inc., an Illinois corporation, whose mailing address is c/o Universal Health Services, Inc., 367 South Gulph Road, Box 61558, King of Prussia, Pennsylvania 19406, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS AND WARRANTS to Garfield Park Hospital, LLC, an Illinois limited liability company, whose mailing address is c/o Universal Health Services, Inc., 367 South Gulph Road, Box 61558, King of Prussia, Pennsylvania 19406 all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

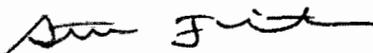
See Exhibit A attached hereto and incorporated herein.

- Exempt under the provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

By: 
Buyer, Seller or Representative

IN WITNESS WHEREOF, said Grantor has caused its seal to be hereto affixed, and has caused its name to be signed to these presents this 4th day of June, 2013.

UHS OF HARTGROVE, INC. an Illinois corporation

By: 
Name: Steve F. Hon
Title: Vice President

State of Pennsylvania
) ss.
County of Montgomery

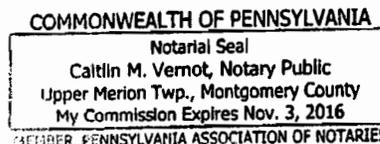
I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Steve Fitton, personally known to me to be the Vice President of UHS of Hartgrove, Inc. an Illinois corporation, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own 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 21st day of June, 2013.

Caitlin M. Vernot
Notary Public

My Commission Expires:

11/3/2016



MAIL SUBSEQUENT TAX BILLS TO:

Garfield Park Hospital, LLC
c/o Universal Health Services, Inc.
367 South Gulph Road, Box 61558
King of Prussia, Pennsylvania 19406

RETURN DEED TO:

Kathryn Kovitz Arnold, Esq.
Shefsky & Froelich LTD.
111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1:

Lots 6, 7, 8, 9, 11 and 12 and Lots 20 through 30 and Lots 40 and 41 in Block 12 in Diven's Subdivision of Blocks 12 and 14 in Morton's Subdivision of the East ½ of the Northwest ¼ of Section 11, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 2:

Lots 1 to 9, inclusive, in Hogue's Subdivision of Lots 13 to 19 inclusive in Diven's Subdivision of Block 12 in Morton's Subdivision of the East ½ of the Northwest ¼ of Section 11, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 3:

Lot 41 in Block 11 in Juliand and Brown's Subdivision of Lots 1, 2 and 3 in Block 11 and Lots 1, 2 and 3 in Block 13 in Morton's Subdivision of the East ½ of the Northwest ¼ of Section 11, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 4:

Lot 10 in Block 12 in Diven's Subdivision of Blocks 12 and 14 in Morton's Subdivision of the East ½ of the Northwest ¼ of Section 11, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

PARCEL 5:

Lots 31 and 32 in Block 12 in Diven's Subdivision of Blocks 12 and 14 in Morton's Subdivision of the East ½ of the Northwest ¼ of Section 11, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Numbers – 520 N. Ridgeway, Chicago, Illinois:

16-11-122-006-0000	16-11-122-021-0000	16-11-122-029-0000
16-11-122-007-0000	16-11-122-022-0000	16-11-122-028-0000
16-11-122-016-0000	16-11-122-049-0000	16-11-122-048-0000
16-11-122-017-0000	16-11-122-034-0000	16-11-123-013-0000
16-11-122-018-0000	16-11-122-033-0000	16-11-122-032-0000
16-11-122-019-0000	16-11-122-031-0000	16-11-122-015-0000
16-11-122-020-0000	16-11-122-030-0000	

STATEMENT BY GRANTOR AND GRANTEE

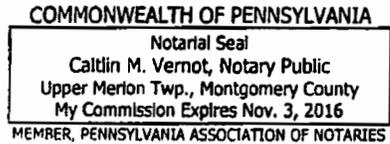
The grantor or her agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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.

Dated: June 21st, 2013

Signature: *[Handwritten Signature]*
Grantor or Agent

Subscribed and sworn to before me by the said Agent, this 21st day of June, 2013.

Caitlin M. Vernot
Notary Public



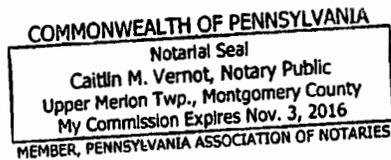
The grantee or her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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 and hold title to real estate under the laws of the State of Illinois.

Dated: June 21st, 2013

Signature: *[Handwritten Signature]*
Grantee or Agent

Subscribed and sworn to before me by the said Agent, this 21st day of June, 2013.

Caitlin M. Vernot
Notary Public



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 Tax Act.)



Real Property Transfer Tax Declaration 20130601606230

PIN: 16-11-122-048-0000 | Property Transfer Date: 06/25/2013

Tax Amounts

	FULL ACTUAL CONSIDERATION	NET CONSIDERATION	TAX RATE	TAX	INTEREST	PENALTY	TOTAL AMOUNT DUE
CHICAGO	\$0.00	\$0.00	\$3.75 per \$500.00	\$0.00	\$0.00	\$0.00	\$0.00
CTA	\$0.00	\$0.00	\$1.50 per \$500.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL							\$0.00
ILLINOIS	\$0.00	\$0.00	\$0.50 per \$500.00	\$0.00	\$0.00	\$0.00	\$0.00
COOK	\$0.00	\$0.00	\$0.25 per \$500.00	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL							\$0.00
TOTAL							\$0.00

Interest and penalties will be deferred until further notice

Property Address

520 N RIDGEWAY AVE
 CHICAGO, IL 60624-1232
 Cook (016)
 West Chicago (77)
 Section: 11, Range: 13

Associated PINs

- 16-11-122-006-0000
- 16-11-122-007-0000
- 16-11-122-016-0000
- 16-11-122-017-0000
- 16-11-122-018-0000
- 16-11-122-019-0000
- 16-11-122-020-0000
- 16-11-122-021-0000
- 16-11-122-022-0000
- 16-11-122-049-0000
- 16-11-122-034-0000
- 16-11-122-033-0000
- 16-11-122-031-0000
- 16-11-122-030-0000
- 16-11-122-029-0000
- 16-11-122-028-0000
- 16-11-123-013-0000
- 16-11-122-032-0000
- 16-11-122-015-0000

Calculations

- Full Actual Consideration: \$0.00
- FMV Tangible Property: \$0.00
- FMV Intangible Property: \$0.00
- Property Transfer Date: 06/25/2013
- Was value of mobile home included in FMVs: No
- Is any part of the transfer price contingent upon the occurrence of a future event or the attainment of future levels of financial performance: No

Property Use

Current: Commercial / Other, Hospital
 Intsended: Commercial / Other, Hospital

Property Information

- Lot Size: 122376 Sq Feet
- Type of Deed: Warranty
- Buyer's principal residence? No
- Advertised for sale? No

Interest Transferred

- Fee title

Certifications

- Chicago Building Registration Certificate: Not Applicable
- Chicago Zoning Compliance Certificate: Not Required
- Chicago Water Department Certification: Received

Exemptions Taken

City Buyer :

- [E] Transfer in which transfer prices were less than \$500
 - Was something given besides money? : No
 - Description :
 - Were delinquent real property taxes paid? : Yes
 - Description : All real property taxes paid current

City Seller :

- [E] Transfer in which transfer prices were less than \$500
 - Was something given besides money? : No
 - Description :
 - Were delinquent real property taxes paid? : Yes
 - Description : All real property taxes paid current

Seller / Buyer

- Escrow#

Buyer

Garfield Park Hospital, LLC, an Illinois limited liability company
 367 South Gulph Road, Box 61558
 King of Prussia, PA 19406
 610-382-4351

Seller

UHS of Hartgrove, Inc., an Illinois corporation
 367 South Gulph Road, Box 61558
 King of Prussia, PA 19406
 610-382-4351

Buyer Mailing Address For Tax Documents

Garfield Park Hospital, LLC, an Illinois limited liability company
 367 South Gulph Road, Box 61558
 King of Prussia, PA 19406
 610-382-4351

Seller Agent

Kathryn Kovitz Arnold
 Attorney
 111 East Wacker Drive, Suite 2800
 Chicago, IL 60601
 312-527-4000

Buyer Agent

Kathryn Kovitz Arnold
 Attorney
 111 East Wacker Drive, Suite 2800
 Chicago, IL 60601
 312-527-4000

Preparer

Sherry A Hojnacki
 Paralegal
 Shesky and Froelich Ltd.
 111 East Wacker, #2800
 Chicago, IL 60601
 312-840-4332
 shojnacki@shesksylaw.com

Settlement Agency

