

UNOFFICIAL COPY

SPECIAL WARRANTY DEED

This instrument was prepared by:

Brad S. Gerber
Harrison & Held LLP
333 West Wacker Drive, Suite 1700
Chicago, Illinois 60606

After recording return to and
Send subsequent tax bills to:

ZoE Life Evanston Labs Owner, LLC
700 Commerce Drive, Suite 455
Oak Brook, Illinois 60523

Commonly known as:

1740 Orrington Avenue
Evanston, Illinois

PIN: 11-18-127-019-0000

NCS 1166555



Doc# 2223857031 Fee \$88.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/26/2022 12:40 PM PG: 1 OF 4

(The Above Space For Recorder's Use Only)

THIS SPECIAL WARRANTY DEED is made and effective as of the 23rd of August, 2022, by MIDSTATE INDUSTRIES CORP., a Delaware corporation (the "Grantor") in favor of ZoE Life Evanston Labs Owner, LLC, a Delaware limited liability company (the "Grantee") whose address is 700 Commerce Drive, Suite 455, Oak Brook, Illinois 60523.

KNOW ALL MEN BY THESE PRESENTS that Grantor, for and in consideration of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, receipt whereof is hereby acknowledged, does hereby GRANT, REMISE, RELEASE, ALIEN, BARGAIN, SELL and CONVEY unto Grantee (i) all of that certain tract or parcel of land commonly known as 1740 Orrington Avenue, Evanston, Illinois, and legally described on Exhibit A attached hereto and made a part hereof, together with all improvements thereon and rights and appurtenances with respect thereto, including but not limited to all rights of way, tenements, hereditaments, easements, minerals and mineral rights, water and water rights, utility capacity and appurtenances, if any, in any way belonging or appertaining to the land and the improvements and (ii) all of Grantor's right, title and interest in and to all adjoining streets, alleys, private roads, parking areas, curbs, curb cuts, sidewalks, landscaping, signage, sewers and public ways and rights and interests relating thereto (the "Property"). This conveyance is made subject to those matters described on Exhibit B (the "Permitted Exceptions") attached hereto and made a part hereof.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances thereto in anywise belonging unto Grantee and Grantee's successors and assigns forever; and it is agreed that Grantor and Grantor's successors and assigns are hereby bound to warrant and forever defend, all and singular, the Property, unto Grantee and Grantee's successors and assigns against every person whomsoever claiming or to claim the same, or any part thereof by, through or under Grantor, but not otherwise.

THIS IS NOT HOMESTEAD PROPERTY

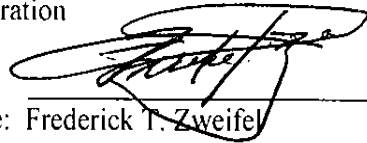
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IN WITNESS WHEREOF, Grantor has caused these presents to be signed by its duly authorized representative on its behalf, effective as of the day set forth above.

GRANTOR:

MIDSTATE INDUSTRIES CORP., a Delaware corporation

By:



Name: Frederick T. Zweifel

Its: President

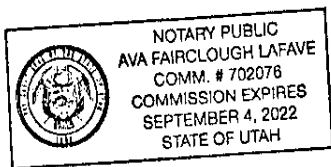
STATE OF UTAH)
) SS.
COUNTY OF SUMMIT)

I, the undersigned, a Notary Public, do hereby certify that Frederick T. Zweifel personally known to me, 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 he signed and delivered the said instrument in his capacity as aforesaid pursuant to authority, as a free and voluntary act, and as the free and voluntary act and deed of said company for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 12 day of August, 2022.

Ava Fairclough - Lafave
Notary Public

My Commission Expires: 09.04.2022



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Exhibit A to Special Warranty Deed

LEGAL DESCRIPTION

PARCEL 1:

THE EAST 50 FEET OF LOT 12 IN BLOCK 16 IN THE VILLAGE (NOW CITY) OF EVANSTON IN THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ALSO

PARCEL 2:

PART OF LOT 1 IN BLOCK 16 IN VILLAGE (NOW CITY) OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 1, 81 FEET NORTHEASTERLY OF THE SOUTH EAST CORNER OF SAID LOT; RUNNING THENCE NORTHEASTERLY ON SAID EASTERLY LINE, 77 FEET 9-5/8 INCHES TO THE NORTH EAST CORNER OF SAID LOT 1; RUNNING THENCE WESTERLY ON THE NORTH LINE OF SAID LOT 1, 118 FEET 7-1/2 INCHES, MORE OR LESS TO THE NORTH WEST CORNER OF SAID LOT 1; RUNNING THENCE SOUTH ON THE WEST LINE OF SAID LOT, 51 FEET 3 INCHES TO A POINT ON SAID WEST LINE 99 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT; RUNNING THENCE SOUTHEASTERLY 95 FEET 7 INCHES MORE OR LESS, TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO

PART OF LOT 1 IN BLOCK 16 IN VILLAGE (NOW CITY) OF EVANSTON IN SECTION 18, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EASTERLY LINE OF SAID LOT 1, 49 FEET NORTHERLY OF THE SOUTH EAST CORNER OF SAID LOT, THENCE RUNNING NORTHEASTERLY ON SAID EAST LINE 32 FEET; THENCE NORTHWESTERLY 96 FEET 7 INCHES, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID LOT, 99 FEET NORTH OF THE SOUTH WEST CORNER OF SAID LOT, RUNNING THENCE SOUTH ON SAID WEST LINE, 32 FEET; THENCE SOUTHEASTERLY 85 FEET 7-1/2 INCHES TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS.

Commonly known as: 1740 Orrington Avenue
Evanston, Illinois

Permanent Index Number (PIN): 11-18-127-019-0000

033224

CITY OF EVANSTON

Real Estate Transfer Tax

PAID AUG 23 2022

AMOUNT \$ 21,000.00

Agent NK

REAL ESTATE TRANSFER TAX

25-Aug-2022



COUNTY:	1,500.00
ILLINOIS:	3,000.00
TOTAL:	4,500.00

11-18-127-019-0000

| 20220801610885 | 1-584-736-848

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Exhibit B to Special Warranty Deed

PERMITTED EXCEPTIONS

1. General real estate taxes for the year 2021 final installment, 2022 and subsequent years, a lien not yet due and payable.
2. The land lies within the boundaries of Special Service Area Number 5 as disclosed by ordinance recorded as document 95439436 and is subject to additional taxes under the terms of said ordinance and subsequent related ordinances.
3. Survey prepared by Spaceco Inc., dated June 23, 2021, under Job No. 11593, shows the following:
 - a. building at 1732-1734 Orrington encroaches southerly boundary by up to .09 feet
 - b. stairway on westerly adjoiner encroaches onto Land by up to .5 feet.