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Doc# 2325508170 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/12/2023 03:04 PM PG: 1 OF 6

After recording mail to:

Huyn PC
345 W. Fullerton Pkwy, Suite 2001
Chicago, IL 60614
Attn: Jonathan Huyn

Send subsequent tax bills to:

Evanston Gateway LG50 LLC
1916 W. Chicago Ave
Chicago, Illinois 60622
Attn: Scott Weiner

Prepared By:
John A Boyd, A/R Commercial Operations
Security Bank S.B.
~~510 E Monroe~~
Springfield, IL 62701

SPECIAL WARRANTY DEED

23000215 UPE 10/3 BVT

THIS INDENTURE is made as of August 24, 2021 between 100 CHICAGO AVE LLC, an Illinois limited liability company ("Grantor"), and EVANSTON GATEWAY LG50 LLC, an Illinois limited liability company ("Grantee"). For and in consideration of the sum of Ten and No Dollars and other good and valuable consideration in hand paid by Grantee, the receipt of which is acknowledged, Grantor GRANTS, REMISES, RELEASES, ALIENS AND CONVEYS to Grantee and to its successors and assigns, FOREVER, all of the following described real estate, situated in Cook County in the State of Illinois, known and described as follows:

See attached and incorporated Exhibit A

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the 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 and its successors and assigns forever.

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 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, WILL WARRANT AND DEFEND, subject to the Permitted Exceptions stated on Exhibit B, attached hereto and incorporated by reference.

S Y
P 6
S N
SC Y
INT EK

(SIGNATURE PAGE FOLLOWS)

008383

CITY OF EVANSTON

REAL ESTATE TRANSFER TAX

DATE: PAID SEP 06 2023

AMOUNT: \$14,000.00 Agent: UB

REAL ESTATE TRANSFER TAX

31-Aug-2023



COUNTY: 1,000.00
ILLINOIS: 2,000.00
TOTAL: 3,000.00

11-30-212-004-0000

| 20230801610211 | 0-393-950-672

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EXHIBIT A

LEGAL DESCRIPTION

(See Attached)

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

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Property of Cook County Clerk's Office

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THAT PART OF

PARCEL 1:

THAT PART LYING WEST OF THE WEST LINE OF CHICAGO AVENUE (NOW CLARK STREET) AND EAST OF THE EAST LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY (FORMERLY CHICAGO AND MILWAUKEE RAILROAD COMPANY) OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND NORTH OF A LINE 150.00 FEET NORTH OF AND PARALLEL TO THE NORTH LINE OF HOWARD STREET, MEASURED ALONG THE WEST LINE OF CHICAGO AVENUE, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE NORTH 50 FEET OF THE SOUTH 150 FEET OF THAT PART OF THE SOUTH 6.25 CHAINS, LYING WEST OF THE WEST LINE OF CHICAGO AVENUE, EAST OF THE EAST LINE OF CHICAGO AND NORTHWESTERN RAILROAD AND NORTH OF THE NORTH LINE OF HOWARD STREET OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH 6.25 CHAINS OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD MERIDIAN, DESCRIBED AS COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF HOWARD STREET, WITH THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD RUNNING; THENCE EAST ALONG THE NORTH LINE OF HOWARD STREET TO ITS INTERSECTION WITH THE WEST LINE OF NORTH CLARK STREET (FORMERLY CHICAGO AVENUE); THENCE NORTHERLY ALONG THE WEST LINE OF SAID NORTH CLARK STREET 100 FEET; THENCE WEST PARALLEL TO THE NORTH LINE OF HOWARD AVENUE TO THE EAST LINE OF THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY, 100 FEET MORE OR LESS TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS,

DESCRIBED AS FOLLOWS:

THE FOLLOWING PARCEL OF LAND LYING ABOVE A HORIZONTAL PLANE AT ELEVATION

+ 606.27 FEET AND LYING BELOW A HORIZONTAL PLANE AT ELEVATION + 620.14 FEET, DESCRIBED AS FOLLOWS:

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BEGINNING AT THE POINT 2.01 FEET NORTH AND 7.23 FEET EASTERLY OF THE SOUTHWEST CORNER OF SAID PARCEL 3;

THENCE NORTHWEST, A DISTANCE OF 32.22 FEET; THENCE NORTHEAST, A DISTANCE OF 4.74 FEET;
 THENCE NORTHWEST, A DISTANCE OF 10.94 FEET; THENCE NORTHEAST A DISTANCE OF 5.66 FEET;
 THENCE NORTHWEST, A DISTANCE OF 5.14 FEET; THENCE SOUTHWEST, A DISTANCE OF 10.17 FEET;
 THENCE NORTHWEST, A DISTANCE OF 31.65 FEET; THENCE NORTHEAST, A DISTANCE OF 56.45 FEET;
 THENCE SOUTHEAST, A DISTANCE OF 26.08 FEET; THENCE NORTHEAST, A DISTANCE OF 3.60 FEET;
 THENCE SOUTHWEST, A DISTANCE OF 13.35 FEET; THENCE SOUTHWEST, A DISTANCE OF 0.93 FEET;
 THENCE SOUTHEAST, A DISTANCE OF 43.30 FEET; THENCE SOUTHWEST, A DISTANCE OF 12.20 FEET;
 THENCE SOUTH, A DISTANCE OF 4.87 FEET; THENCE WEST, A DISTANCE OF 7.68 FEET;
 THENCE SOUTH, A DISTANCE OF 9.67 FEET; HENCE WEST, A DISTANCE OF 9.67 FEET;
 THENCE NORTH, A DISTANCE OF 0.66 FEET; THENCE WEST, A DISTANCE OF 19.00 FEET;
 THENCE NORTHWEST, A DISTANCE OF 1.91 FEET; THENCE SOUTHWEST, A DISTANCE OF 10.43 FEET
 TO THE POINT OF BEGINNING.

KNOWN AS : 100 CHICAGO AVENUE, EVANSTON, ILLINOIS 60202

PERMANENT INDEX NUMBERS:

11 - 30 - 212 - 004 - 0000 (AFFECTS PARCEL 1)

11 - 30 - 212 - 005 - 0000 (AFFECTS PARCEL 1)

11 - 30 - 212 - 006 - 0000 (AFFECTS PARCEL 1)

11 - 30 - 212 - 007 - 0000 (AFFECTS PARCEL 2)

11 - 30 - 212 - 008 - 0000 (AFFECTS PARCEL 3)

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EXHIBIT B

PERMITTED EXCEPTIONS

1. Taxes for the years 2022 and 2023 and subsequent years, which are not yet due and payable.
2. Notice of Watershed Management Requirements under Permit No. 18-209 recorded April 28, 2023 as document no. 2311822037.
3. Easement in favor of the Illinois Bell Telephone Company and the Commonwealth Edison Company, and its/their respective 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. 19683137, affecting the North 5 feet and West 5 feet of the Land. (Affects Parcel 1).
4. Ordinance No. 61-0-18 by the City of Evanston granting a special use permit for a planned development and special use approval for an open sales Lot at 100 and 128-132 Chicago Avenue and amending the Zoning Map to re-zone certain properties from the C1 Commercial Zoning District to the B3 Business District, a copy of which was recorded August 9, 2018 as document 1822116066, and the terms, provisions and conditions thereof.
5. Easement in favor of Comcast Cable Communications Management, LLC, and its/their respective 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 February 9, 2022 as Document No. 2204016066.
6. Encroachment of building on the South line by 0.01 to 0.03 of a foot as shown on survey attached to Declaration recorded December 7, 2007 as Document No. 0734116057.