

# UNOFFICIAL COPY

## WARRANTY DEED

(Not for Profit Corporation to Corporation)



Doc# 2029508869 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 10/21/2020 11:55 AM PG: 1 OF 4

THE GRANTOR, BETHANIA ASSOCIATION, an Illinois Not For Profit corporation, of Justice, Illinois, created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of Ten and no/00 DOLLARS (\$10.00) in hand paid, and pursuant to authority given by the Board of Directors of said corporation CONVEYS and WARRANTS to DAMAR-KAMINSKI FUNERAL HOME, INC. an Illinois corporation, having its principal office at 7861 S. 88<sup>th</sup> Ave., Justice, Illinois, organized and existing under and by virtue of the laws of the State of Illinois, the following described Real Estate situated in the County of Cook and State of Illinois, to wit:

(See Exhibit "A" attached for Legal Description and "Subject To" language)

Commonly known as: Vacant land in Justice, Illinois 60458  
A portion of Permanent Index Nos. 18-27-412-012-0000

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President, and attested by its Secretary, this 21<sup>st</sup> day of August, 2020.

**BETHANIA ASSOCIATION**

(SEAL)

BY:

Daniel M. Sedory  
DANIEL SEDORY, its President

ATTEST:

Marilynn A. Nadasdy  
MARILYNN A. NADASDY, its Secretary

REAL ESTATE TRANSFER TAX

21-Oct-2020



COUNTY:	8.50
ILLINOIS:	17.00
TOTAL:	25.50

1

18-27-412-012-0000

| 20201001617470 | 2-031-829-984

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State of Illinois, County of Cook) ss.

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY, that DANIEL SEDORY, personally known to me to be the President of the BETHANIA ASSOCIATION, an Illinois Not For Profit Corporation, of Justice, Illinois, and MARILYNN A. NADASDY, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority, given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal, this 6<sup>th</sup> day of August, 2020.



*[Signature]*  
\_\_\_\_\_  
Notary Public

**This instrument was prepared by:**

TIMOTHY J. KLEIN, ESQ.  
290 Springfield Dr., Suite 155  
Bloomington, IL 60108

**After Recording Mail To:**

**Mail Tax Bills To:**

Damar-Kaminski Funeral Home  
7861 S. 88<sup>th</sup> Ave.  
Justice, IL 60458

408-55.Deed

**UNOFFICIAL COPY****EXHIBIT "A" TO DEED****LEGAL DESCRIPTION:**

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 IN DAMAR SUBDIVISION OF PART OF THE WEST HALF OF SAID SOUTHWEST QUARTER OF SECTION 26 AND PART OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF SECTION 27, ACCORDING TO THE PLAT THEREOF RECORDED JULY 7, 1997, AS DOCUMENT 97486065; THENCE NORTH 88 DEGREES 16 MINUTES 59 SECONDS EAST 35.16 FEET, ALONG THE NORTH LINE OF THE SOUTH 33 FEET OF SAID SOUTHWEST QUARTER OF SECTION 26, TO A LINE THAT IS 35.00 FEET EAST OF AND PARALLEL WITH THE EAST LINE OF AFORESAID LOT 1; THENCE NORTH 3 DEGREES 41 MINUTES 7 SECONDS EAST, ALONG SAID PARALLEL LINE, 292.00 FEET TO A LINE THAT IS 95.00 FEET NORTHEAST OF AND PARALLEL WITH THE NORTHEAST LINE OF SAID DAMAR SUBDIVISION; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS WEST, ALONG SAID PARALLEL LINE, 235.40 FEET TO A POINT OF BEGINNING; THENCE SOUTH 41 DEGREES 24 MINUTES 23 SECONDS WEST 60.00 FEET TO A LINE THAT IS 35.00 FEET NORTHEAST OF AND PARALLEL WITH THE NORTHEAST LINE OF DAMAR SUBDIVISION; THENCE NORTH 48 DEGREES 35 MINUTES 37 SECONDS WEST, ALONG SAID PARALLEL LINE, 122.77 FEET TO THE SOUTH LINE OF ARCHER AVENUE; THENCE NORTH 44 DEGREES 46 MINUTES 9 SECONDS EAST, ALONG SAID SOUTH LINE, 60.10 FEET TO A LINE THAT IS 95.00 FEET NORTHEAST OF AND PARALLEL WITH THE AFORESAID NORTHEAST LINE OF DAMAR SUBDIVISION; THENCE SOUTH 48 DEGREES 35 MINUTES 37 SECONDS EAST, ALONG SAID PARALLEL LINE, 119.25 FEET TO THE POINT OF BEGINNING; IN COOK COUNTY, ILLINOIS.

**AREA**

7261 SQ.FT.

0.167 AC

**P.I.N.:** Part of PIN 18-27-412-012-0000**SUBJECT TO:**

(a) covenants, conditions and restrictions of record; (b) private, public and utility easements and roads and highways, if any; (c) special taxes or assessments for improvements heretofore completed; (d) the acts of Purchaser; (e) general taxes for the year 2020 and subsequent years, including taxes which may accrue by reason of new or additional improvements during the year 2020; and (f) the following:

NEITHER PURCHASER NOR ITS AGENTS, EMPLOYEES, OFFICERS, SUCCESSORS AND ASSIGNS, NOR SUBSEQUENT GRANTEEES OF THE PREMISES SHALL EVER CAUSE OR PERMIT THE BURIAL, SCATTERING, INURING, OR ENTOMBMENT OF HUMAN REMAINS ON THE PREMISES;

PURCHASER AND ANY SUBSEQUENT PURCHASERS AND ANY SUCCESSOR OPERATORS SHALL BE RESTRICTED AND PROHIBITED FROM SELLING GRAVE MONUMENTS, MARKERS AND GRAVE BOXES TO ANY FAMILIES TO BE BURIED OR INTERRED AT BETHANIA CEMETERY; AND PROVIDED PURCHASER AND ALL SUBSEQUENT OWNERS/OCCUPIERS SHALL BE RESTRICTED FROM USING THE SUBJECT PROPERTY FOR ANY PURPOSE OTHER THAN A CREMATORY AND/OR

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FUNERAL HOME BUSINESS AND/OR RELATED SERVICES, AND NECESSARY PARKING AND OUT BUILDINGS IN CONNECTION THEREWITH, WITHOUT PRIOR WRITTEN APPROVAL AND AUTHORIZATION FROM THE BETHANIA ASSOCIATION BOARD OF DIRECTORS, OR ITS SUCCESSORS AND/OR ASSIGNS;

IN THE EVENT THE REAL ESTATE IS EVER PUT TO A USE OTHER THAN A CREMATORY AND/OR A FUNERAL HOME AND/OR RELATED SERVICES, NECESSARY PARKING AND OUT BUILDINGS IN CONNECTION THEREWITH, OR IN THE EVENT OF A BURIAL, SCATTERING, INURING, OR ENTOMBMENT OF HUMAN REMAINS ON THE PREMISES, THIS PROVISION MAY BE ENFORCED BY A COURT OF COMPETENT JURISDICTION, AND THE GRANTEE (AND ITS SUCCESSOR(S) AND ASSIGNS) SHALL BE LIABLE TO BETHANIA ASSOCIATION FOR ALL OF ITS COSTS, INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS, IN ENFORCEMENT HEREOF; PROVIDED, HOWEVER, BETHANIA ASSOCIATION MAY RELEASE THIS RESTRICTION BY INSTRUMENT DULY RECORDED WITH THE COOK COUNTY RECORDER OF DEEDS. THIS RESTRICTIVE COVENANT SHALL BE DEEMED TO BE A COVENANT RUNNING WITH THE LAND, AND SHALL APPEAR IN THE DEED OF CONVEYANCE TO PURCHASER; AND

BETHANIA ASSOCIATION'S PERPETUAL FIRST RIGHT OF REFUSAL IN THE EVENT THE PURCHASER/GRANTEE, OR ITS SUCCESSORS OR ASSIGNS, DESIRE(S) TO SELL "THE PREMISES" TO A THIRD PARTY AT ANY TIME HEREAFTER.