



Doc# 2032028115 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2020 03:24 PM PG: 1 OF 4

This Document Prepared By and
When Recorded Return To:
Douglas E. Wambach
Burke, Warren, MacKay & Serritella, P. C.
330 N. Wabash, 21st Floor
Chicago, Illinois 60611

MEMORANDUM OF CONDITIONAL ADDITIONAL SALES PRICE

This Memorandum (this "Memorandum") is dated of the 28 day of September, 2020.

WITNESSETH THAT:

A. The Catholic Bishop of Chicago, an Illinois corporation sole ("CBC"), and MB Belmont LLC, an Illinois limited liability company ("Purchaser") are parties to a certain Purchase and Sale Agreement, as amended (the "Agreement") whereby CBC sold to Purchaser the real property legally described on Exhibit A attached hereto and made a part hereof (the "Property") upon the terms and conditions set forth in the Agreement, including the payment of a conditional additional sales price (the "Additional Sales Price") upon the sale by Purchaser of all or any portion of the Property during the twenty four (24) month period commencing on the date hereof (the "Conditional Sales Period").

B. This Memorandum shall terminate and be released of record upon the earlier to occur of (a) the sale of the Property by Purchaser and the payment to CBC of the Additional Sale Price or (b) the expiration of the Conditional Sales Period. CBC shall promptly execute and deliver a release of this Memorandum upon the occurrence of either such termination and release event.

C. This Memorandum is for informational purposes only and nothing contained herein shall be deemed to in any way modify, change or otherwise affect any of the terms or provisions of the Agreement, the terms of which are incorporated herein by reference.

E. This Memorandum is binding on and shall inure to the benefit of the parties to the Agreement and their respective heirs, executors, personal representatives, successors, and assigns and shall be appurtenant to and shall run with the land.

F. This Memorandum is not a complete summary of the Agreement and accordingly, this Memorandum shall not be used in interpreting the Agreement and that, in the event of any conflict or inconsistency between the terms of this Memorandum and the terms of the Agreement, the terms of the Agreement shall control.

[signature pages follow]

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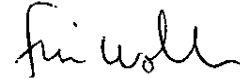
INT BM

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UNOFFICIAL COPY

IN WITNESS WHEREOF, this Memorandum is executed as of the date first above written.

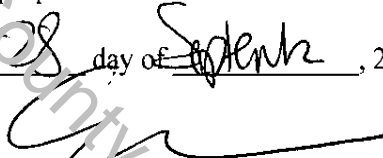
THE CATHOLIC BISHOP OF CHICAGO,
an Illinois corporation sole

By: 
Eric Wollan
Attorney-in-Fact

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Eric Wollan, personally known to me or proven 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, sealed and delivered said instrument as his free and voluntary act as the attorney-in-fact for The Catholic Bishop of Chicago, an Illinois corporation sole, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 08 day of September, 2020.


Notary Public

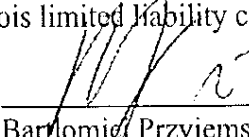
My Commission Expires: 8/28/23



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PURCHASER:

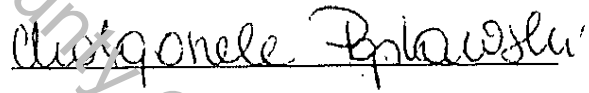
MB BELMONT LLC,
an Illinois limited liability company

By: 
Name: Bartłomiej Przyjemski
Title: Manager

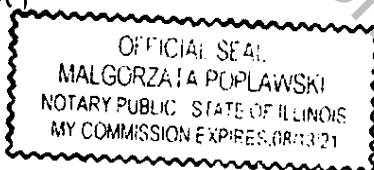
STATE OF ILLINOIS)
): ss.
COUNTY OF COOK)

On this 28TH day of September, 2020, before me, the undersigned, a Notary Public in and for said State, personally appeared Bartłomiej Przyjemski, to me known to be the manager of MB Belmont LLC, an Illinois limited liability company that he executed the foregoing instrument, and acknowledged to me that the said instrument is the free and voluntary act and deed of said company, for the uses and purposes therein mentioned, and on oath stated that he is authorized to execute the said instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.


Notary Public

My Commission Expires: 8/31/2021



Property of Cook County Clerk's Office

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EXHIBIT A

Legal Description

PARCEL 1:

LOTS 1 AND 2 IN GUERIN PREPARATORY HIGH SCHOOL SUBDIVISION, A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 5, 2010 AS DOCUMENT 100318038 AND CERTIFICATE OF CORRECTION RECORDED MARCH 17, 2010 AS DOCUMENT 1007622046, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 26, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26; THENCE WEST ALONG THE NORTH LINE OF SAID SECTION A DISTANCE OF 840 FEET; THENCE SOUTH ON A LINE PARALLEL TO THE EAST LINE OF SAID SECTION A DISTANCE OF 1220 FEET; THENCE EAST ON A LINE PARALLEL TO THE NORTH LINE OF SAID SECTION, A DISTANCE OF 840 FEET TO THE EAST LINE OF SAID SECTION; THENCE NORTH ALONG SAID EAST LINE OF SAID SECTION TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS, EXCEPTING THEREFROM THE SOUTH 700 FEET AND THE WEST 50 FEET OF THE SOUTH 470 FEET OF THE NORTH 520 FEET, NOW BEING GUERIN PREPARATORY HIGH SCHOOL SUBDIVISION RECORDED FEBRUARY 5, 2010 AS DOCUMENT 100318038, AND ALSO EXCEPTING THAT PART THEREOF FALLING IN BELMONT AVENUE.

Permanent Real Estate Index Number: 12-26-200-013-0000
12-26-200-014-0000
12-26-200-005-0000

Address of real estate: 8001 West Belmont
River Grove, Illinois 60171