



This Instrument Prepared By:

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Kara K. Bufalino, Esq.
330 North Wabash Avenue
21st Floor
Chicago, IL 60611

Doc# 2125822007 Fee \$88.00

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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2021 09:55 AM PG: 1 OF 9

Upon Recordation Mail To:

Thomas Moore, Esq.
Anderson & Moore
111 West Washington, Suite 1720
Chicago, Illinois 60602

CL# 2106158LP / of 1

CTZ JY/ok

SPECIAL WARRANTY DEED

THIS INDENTURE made this 13 day of September 2021, between **THE CATHOLIC BISHOP OF CHICAGO**, an Illinois corporation sole (the "Grantor"), and **4927 N CLAREMONT INC.**, an Illinois corporation (the "Grantee"), WITNESSETH, that the Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable consideration, the receipt whereof is hereby acknowledged, by these presents does GRANT, BARGAIN, SELL and CONVEY unto the Grantee, and to its successors and assigns, FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois, known and described as follows, to wit:

SEE EXHIBIT A ATTACHED HERETO

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, upon the Grantee, its successors and assigns forever.

And the Grantor, for itself, and its successors, does covenant, promise and agree, to and with the Grantee, his heirs 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 it WILL WARRANT AND DEFEND the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, subject to:

SEE EXHIBIT B and EXHIBIT C ATTACHED HERETO

[Signature Page to Follow]

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IN WITNESS WHEREOF, the Grantor has caused its name to be signed to these presents the day and year first above written.

THE CATHOLIC BISHOP OF CHICAGO,
an Illinois corporation sole

By: *Eric Wollan*
Eric Wollan
Attorney-in-Fact

**EXEMPT UNDER PROVISIONS OF PARAGRAPH B, SECTION 3,
REAL ESTATE TRANSFER ACT.**

September 9, 2021

Eric Wollan
Seller's Representative (Eric Wollan)

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

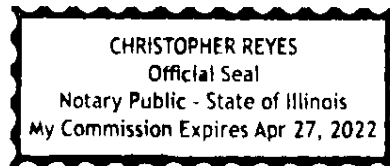
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, certify that Eric Wollan, personally known to me or proven to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he signed, sealed and 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 9th day of September 2021.

Christopher Reyes
Notary Public

My Commission Expires: 4/27/2022

SEND SUBSEQUENT TAX BILLS TO:
4927 N Claremont Inc.
3210 N. Halsted Street, Suite 2
Chicago, Illinois 60657



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EXHIBIT A


to
Special Warranty Deed

LEGAL DESCRIPTION

Lots 9 thru 11, both inclusive, in Peter Bartzan's Addition to Chicago, according to the plat thereof recorded May 8, 1907 as document no. 4032627, being a subdivision in the West Half of the Southwest Quarter of the Southwest Quarter of Section 7, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

PIN No.: Part of 14-07-310-026-0000
Address: 4927 N. Claremont
Chicago, Illinois 60625

REAL ESTATE TRANSFER TAX		13-Sep-2021	
		COUNTY:	550.00
		ILLINOIS:	0.00
		TOTAL:	550.00
14-07-310-026-0000		20210901669564 2-105-368-336	

REAL ESTATE TRANSFER TAX		13-Sep-2021	
		CHICAGO:	8,250.00
		CTA:	0.00
		TOTAL:	8,250.00 *
14-07-310-026-0000		20210901669564 0-277-405-456	
* Total does not include any applicable penalty or interest due.			

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EXHIBIT B
to
Special Warranty Deed

PERMITTED EXCEPTIONS

1. General Real Estate Taxes not yet due and payable.
2. An encroachment of the brick garage situated on said Land into or onto the adjoining land on the South by 3.58 feet, as disclosed by Survey by Gremley & Biedermann, dated June 7, 2021 Order No. 2021-28943-002.
3. The concrete pavement located on the Land extends over the South line of the Land, as disclosed by the Survey by Gremley & Biedermann, dated June 7, 2021 Order No. 2021-28943-002.
4. An encroachment of the columns situated on said Land into or onto the public alley East and adjoining, as disclosed by the Survey by Gremley & Biedermann, dated June 7, 2021 Order No. 2021-28943-002.

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EXHIBIT C

to

Special Warranty Deed

RESTRICTIONS

Use Restrictions. Grantee agrees and covenants the following ("Use Restrictions"):

- a. It will not use nor permit the use of the name "Roman Catholic Church", "The Catholic Bishop of Chicago" "Catholic Archdiocese", "St. Matthias" or any derivative of the aforementioned in connection with any operations or activities on the subject Property unless Grantee obtains Seller's prior written consent.
- b. It will not use, permit others to use or lease or otherwise transfer the use of the subject Property or any portion thereof to any person who uses or will use the Property or any portion thereof as a facility in which:
 - i. Research, performance, advocacy or counseling in favor of any of the following are conducted:
 1. Abortion;
 2. Sterilization;
 3. In vitro fertilization;
 4. Surrogate motherhood;
 5. Experimentation on human embryos;
 6. Destruction of human embryos;
 7. Human cloning;
 8. Gender reassignment;
 9. Stem cell research where the source of stem cells is either human embryos or fetal tissues and organs from induced abortions;
 10. Euthanasia;
 11. Assisted suicide;
 12. Death by means other than natural causes;
 - ii. Distribution or retail sales of artificial contraception occur; provided, however, this prohibition shall not apply where such distribution or sales are incidental to gross revenues generated by the facility or to the value of an organization's goods and services;
 - iii. Satanism, atheism, recourse to mediums, palm-reading, astrology or related activities are advocated or practiced;
 - iv. Pornographic or soft pornographic media or "adult" items are displayed, sold, rented or available for viewing;

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- v. A restaurant, bar or club that encourages or requires personnel to be shirtless or to wear provocative clothing or a uniform that a reasonable person considers to be sexually offensive, (e.g., so-called hot pants, shorts not covering the entire buttocks, tight fitting or otherwise revealing tank tops or halter tops);
 - vi. Live performances or escort services directed to an adult audience rather than a general audience are operated or conducted;
 - vii. Drug paraphernalia are sold;
 - viii. Any activity not listed above which is inconsistent with or contrary to the tenets of the Roman Catholic Church, including canon law, doctrine, moral law or customs, in the sole discretion of the then-sitting Bishop or Archbishop with jurisdiction over the Property.
- c. Other Prohibitions.
- i. Any facility in which tattoos are provided.
 - ii. Any amusement or video arcade, pool or billiard hall.
 - iii. Any gambling facility or operation, including but not limited to: off-track or sports betting parlor, table games such as blackjack or poker; slot machines, video poker/blackjack/keno machines or similar devices; provided, however, this prohibition shall not apply to a facility in which the total gross revenues for the aforementioned uses, together with total gross revenues from the sale of alcoholic beverages, are less than a majority of the gross revenues generated from such facility.
 - iv. A retail store, tavern, bar, night club, gambling establishment, dance club, dance hall, bowling alley or other entertainment venue is operated in which (A) the sale of alcoholic beverages or marijuana (including medical marijuana) constitutes a majority of the gross revenues generated from such facility; or (B) business hours extend past 11:59 PM.
 - v. Any use which emits an obnoxious odor, noise or sound which can be heard or smelled outside of any building.
 - vi. An operation primarily used as a storage warehouse operation and any assembling, manufacturing, distilling, refining, smelting, agricultural or mining operation.
 - vii. Any pawn shop.

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- viii. Any mobile home park, trailer court, junkyard, or stockyard; provided, however, this prohibition shall not be applicable to the temporary use of construction trailers during periods of construction, reconstruction or maintenance.
 - ix. Any dumping, disposing, incineration or reduction of garbage; provided, however, this prohibition shall not be applicable to garbage compactors not visible from the street.
 - x. Any flea market, fire sale, bankruptcy sale (unless pursuant to a court order) operation.
 - xi. Any central laundry, dry cleaning plant or laundromat; provided, however, this prohibition shall not be applicable to nominal supportive facilities for on-site service oriented to pickup and delivery by the ultimate consumer.
 - xii. Any car wash facility; provided, however, this prohibition shall not be applicable to nominal supportive car wash services offered by a parking garage.
 - xiii. Any automobile, truck, trailer or recreational vehicle service/repair or body shop repair operation.
- d. Grantee shall not allow an Impermissible Production to occur in any of the buildings on the Property. An "Impermissible Production" shall mean any form of artistic production, including live productions, filmed productions or displays of painted, sketched, photograph or sculptural works, that:
- i. portrays theism or Catholicism, Catholic clergy or Catholic religious persons in a negative light;
 - ii. condones or portrays atheism or Satanism or recourse to mediums in a favorable light;
 - iii. condones or portrays immoral acts or lifestyles, including but not limited to, abortion, euthanasia, prostitution, fornication, adultery, homosexual activity, transsexualism, substance abuse, sexual abuse in a favorable light;
 - iv. more specifically, is pornographic, lewd, obscene, of an "adult" or "peep" show nature, or include nudity;
 - v. condones or portrays unlawful activity or lifestyles in a favorable light; or
 - vi. is otherwise disreputable or immoral or anti-Catholic or antithetical to Catholic teaching in the sole discretion of the then-sitting Bishop or Archbishop with canonical jurisdiction over the Property.

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In the event of failure of Grantee, its successors and assigns to comply with any of the Use Restrictions, Seller may pursue any and all remedies available at law or in equity, including but not limited to the right to obtain temporary, preliminary, and permanent injunctive relief to restrain and enjoin violations of the covenants without requirement of bond. Seller shall have the right to all costs and expenses, including attorney's fees incurred in the enforcement or defense of these Use Restrictions, and any other damages suffered by Seller as a result of any breach of these Use Restrictions.

Grantee on behalf of itself and its successors and assigns in title waives any claims and defenses as to the enforceability or unenforceability of the abovementioned Use Restrictions.

In the event that any of the above and separate and distinct Use Restrictions or the application thereof shall be deemed invalid or unenforceable under applicable law, such determination shall in no manner affect the other Use Restrictions, which shall remain in full force and effect as if the restriction deemed invalid or unenforceable were not originally a part of this Section.


Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

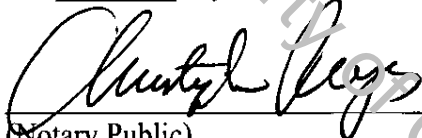
The grantor or agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: The 9 day of September 2021

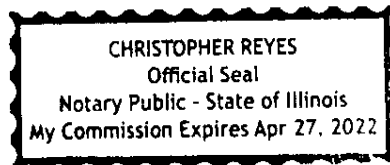


Grantor or Agent (Eric Wollan)

Subscribed and Sworn to before me
this 9th day of September 2021




(Notary Public)




The grantee or 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: The 13 day of September 2021

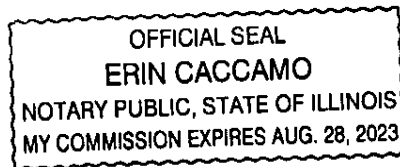


Grantee or Agent

Subscribed and Sworn to before me
this 13 day of September 2021



(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.