

# UNOFFICIAL COPY

LTS-1026415  
SPECIAL WARRANTY DEED

Doc#: 2319328085 Fee: \$107.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 07/12/2023 09:59 AM Pg: 1 of 7

Dec ID 20230701663290  
ST/CO Stamp 0-155-102-928  
City Stamp 0-265-400-016

THE GRANTOR, **THE CATHOLIC BISHOP OF CHICAGO**, a corporation sole, 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 00/100 Dollars (\$10.00), and other good and valuable consideration in hand paid, and pursuant to authority given by its authorized representatives, **CONVEYS AND TRANSFERS** to **CHESTNUT BUILDERS LLC**, an Illinois limited liability company, with its business address 64 Orland Square Drive, Orland Park, Illinois 60462, **THE GRANTEE(S)**, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION

PIN: 20-10-117-016-0000

Commonly known as 4930 South Martin Luther King Drive, Chicago, Illinois 60653

Subject to: general real estate taxes not yet due and payable; covenants, conditions and restrictions of record; public and utility easements; all special governmental taxes or assessments confirmed or unconfirmed; and the covenants and restrictions contained on attached Exhibit A.

Hereby waiving and releasing all rights under and by virtue of the homestead exemption laws of the State of Illinois.

And Grantor shall warrant and defend title to such real estate against all persons claiming by, through, or under Grantor, but not otherwise.

IN WITNESS WHEREOF, said Grantor caused its name to be signed to these presents by its authorized representative.

DATED this 29 day of June, 2023

**REAL ESTATE TRANSFER TAX** 05-Jul-2023

	<b>CHICAGO:</b>	0.00
	<b>CTA:</b>	0.00
	<b>TOTAL:</b>	0.00 *

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\* Total does not include any applicable penalty or interest due.

**THE CATHOLIC BISHOP OF CHICAGO**,  
an Illinois corporation sole

By: Eric Wollan

Name: Eric Wollan

Its: Chief Capital Assets Officer

**REAL ESTATE TRANSFER TAX** 05-Jul-2023

		<b>COUNTY:</b>	0.00
		<b>ILLINOIS:</b>	0.00
		<b>TOTAL:</b>	0.00

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STATE OF ILLINOIS       )  
COUNTY OF COOK       ) ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Eric Wollan personally known to me to be authorized representative of said corporation 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 severally acknowledged that as such authorized representative he signed and delivered the said instrument, pursuant to authority given to him, as his 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 29 day of June, 2023.



Debra Santoyo Finley  
NOTARY PUBLIC

**MAIL TO:**

Paul J. Kulas  
Law Offices of Kulas & Kulas  
2329 W. Chicago Ave  
Chicago, IL 60622

**SEND TAX BILLS TO:**

Chestnut Builders, LLC  
64 Orland Square Drive  
Orland Park, IL 60462

**This instrument was prepared by:**

Nery Richardson & Konewko LLC  
4258 West 63rd Street  
Chicago, IL 60629

Exempt under provision of Paragraph (b), Section 31-45 of the Illinois Real Estate Transfer Tax Law (35 ILCS 200/31-45(b)).

\_\_\_\_\_  
Date

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## NO PROPERTY MANAGER AFFIDAVIT

STATE OF ILLINOIS       )  
COUNTY OF COOK       )

Re: 4930 S. Martin Luther King Drive, Chicago, Illinois

The undersigned owner(s) of the above-referenced property hereby affirm(s) and state(s) that it has not employed any property manager to manage the property.

IN WITNESS WHEREOF, this instrument has been executed by the undersigned.

DATED this 29 day of June, 2023

**THE CATHOLIC BISHOP OF CHICAGO,**

an Illinois corporation sole

By: *Eric Wollan*

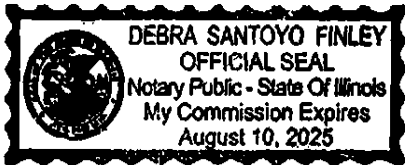
Name: Eric Wollan

Its: Chief Capital Assets Officer

STATE OF ILLINOIS       )  
COUNTY OF COOK       ) ss

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Eric Wollan personally known to me to be authorized representative of said corporation 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 severally acknowledged that as such authorized representative he signed and delivered the said instrument, pursuant to authority given to him, as his 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 29 day of June, 2023.



*Debra Santoyo Finley*  
NOTARY PUBLIC

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## EXHIBIT A TO SPECIAL WARRANTY DEED

### USE RESTRICTIONS

Use Restrictions. Grantee hereby covenants and agrees as follows (collectively, the "Use Restrictions"):

- a. It will not use nor permit the use of the name "Roman Catholic Church", "The Catholic Bishop of Chicago" "Archdiocese of Chicago", "Corpus Christi Parish" or any derivative of the aforementioned in connection with any operations or activities on the subject Property unless Grantee obtains Grantor'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;
  - 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

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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; and
- 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 and absolute discretion of the then-sitting Bishop or Archbishop with jurisdiction over the Property.

In the event of failure of Grantee, its successors and assigns to comply with any of the Use Restrictions, Grantor 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. Grantor 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 Grantor as a result of any breach of these Use Restrictions.

Grantee on behalf of itself and its successors and assigns in title hereby waive 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.

Notwithstanding the foregoing, the Use Restrictions shall not apply to any portion of the Property used exclusively for residential purposes.

The use restrictions shall run with the land and shall be binding on Grantee and Grantee's successors and assigns.

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## STATEMENT BY GRANTOR AND GRANTEE

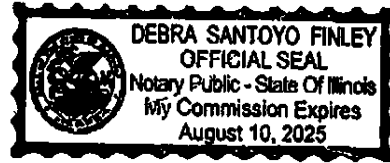
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed assignment of beneficial interest in land trust is either a. natural person, and Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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 June 29, 2023

Signature: *Eric Wollan*

Grantor or Agent

Subscribed and sworn to before  
Me by the said Eric Wollan  
this 29 day of June  
2023.



NOTARY PUBLIC *Debra Santoyo Finley*

The Grantee or his 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 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.

Date June 29, 2023

Signature: *Leslie Barton*

Grantee or Agent

Subscribed and sworn to before  
Me by the said \_\_\_\_\_  
This 29 day of June  
2023



NOTARY PUBLIC *Leslie Barton*

NOTE: Any person who knowingly submits a false statement concerning the identity of grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses. (Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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LOT 1 IN BLOCK 1 OF HARDIN'S SUBDIVISION OF THE EAST ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTH ONE-HALF OF THE SOUTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Pin # 20-10-117-016-0000

Property of Cook County Clerk's Office