



This instrument was prepared by and after recording should be returned to:

Marcia Owens  
Honigman LLP  
155 N. Wacker Drive, Suite 3100  
Chicago, Illinois 60606

## DECLARATION OF RESTRICTIVE COVENANT

This Declaration of Restrictive Covenant (the "Declaration") is made as of this 11th day of December, 2023 by WU&TRAN PALOS PARK LLC, an Illinois limited liability company ("Declarant").

WHEREAS, Declarant is the owner of that certain property in the Village of Palos Park legally described on Exhibit A attached hereto (the "Property"); and

NOW, THEREFORE, Declarant hereby declares that the Property shall be restricted as set forth in this Declaration.

### RESTRICTIVE USE COVENANT

Declarant covenants and agrees that no building or other structure of any kind whatsoever shall be constructed on the Property.

### GENERAL PROVISIONS

Covenants Running with the Land; Term. The covenants, conditions, restrictions and easements of this Declaration shall run with, be appurtenant to and bind the Property in perpetuity. The restrictions imposed by this Declaration shall burden the Property, and the Property shall be held, transferred, sold and conveyed subject to such restrictions, whether or not reference is made to this Declaration in the related conveyance document.

Successors and Assigns. Each of the conditions, covenants, restrictions, reservations and standards set forth herein, shall continue and be binding upon the Declarant and upon their respective successors and assigns and all persons claiming under them.

Severability and Captions. If any clause, phrase, sentence, condition or other portion of this Declaration shall be or become invalid, null or void for any reason or shall be held by any

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court of competent jurisdiction to be so, the remaining portion of the Declaration shall not be affected thereby and such remaining portions shall remain in full force and effect. The captions of this Declaration are for convenience of reference and are not to be considered in construing this Declaration.

Not a Public Dedication; Third Party Beneficiary Rights. Nothing herein contained shall be deemed to be a gift or dedication of any portion of the Property to the general public or for any public purposes whatsoever. This Declaration is not intended to create, nor shall it be in any way interpreted or construed to create, any third party beneficiary rights in any person not a party hereto unless otherwise specifically provided herein.


Recitals and Exhibits. The terms and conditions set forth in the Recitals and the Exhibits to this Declaration are hereby incorporated by reference as though fully restated herein.

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IN WITNESS WHEREOF, the undersigned has executed this Declaration as of the date first written above.

DECLARANT:


WU&TRAN PALOS PARK LLC, an Illinois limited liability company

By:   
Its: \_\_\_\_\_

STATE OF ILLINOIS     )  
  )    ss.  
COUNTY OF COCK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that Chang Jin Wu, the Manager of Wu&Tran Palos Park LLC, an Illinois limited liability company, 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 acknowledged that he signed and delivered the said instrument in his capacity as Manager of such limited liability company as his free and voluntary act, and as the free and voluntary act of such limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal this 11 day of December 2023.

  
NOTARY PUBLIC



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## EXHIBIT A

### LEGAL DESCRIPTION

LOT 1 IN MATTERHORN NO. 1, BEING A SUBDIVISION OF THE WEST 220.0 FEET OF THE EAST 270.0 FEET OF THE SOUTH 250.9 FEET OF THE WEST 15 ACRES OF THE SOUTH 20 ACRES OF THE SOUTHWEST  $\frac{1}{4}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 9408 123<sup>rd</sup> Street, Palos Park, Illinois

PIN: 23-27-109-015-0000

Property of Cook County Clerk's Office