

TICOR TITLE INSURANCE

THIS INDENTURE, made this  
13 day of May 2005  
between JAZZ ON THE BOULEVARD,  
L.L.C., a limited liability company  
created and existing under and

by virtue of the laws of the State  
of Delaware and duly authorized to  
transact business in the State of  
Illinois, party of the first part, and,  
Gavin Tun & Julie Dent, Married to  
Each other, of 2161 N. California,  
Chicago, IL 60647, as Tenants by the  
Entirety and not Joint Tenants, or Tenants  
in Common, party of the second part,  
WITNESSETH, that the party of the

first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars and good and valuable consideration in  
hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and pursuant to authority of the  
Secretary of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second  
part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and  
State of Illinois known as and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining,  
the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title,  
interest, claim or demand whatsoever, of the party of the first part, either in law or equity, 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, unto the party of the second part, their heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of  
the second part, their 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 the said  
premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT  
AND DEFEND, subject to: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet  
completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall  
rights, easements of record; the plat, act of grantee.

Permanent Real Estate Index Number: 20-02-112-016

Address of Real Estate: 834 E. 42<sup>nd</sup> Place, Unit 1, Chicago, IL 60653

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its  
President, the day and year above written.

JAZZ ON THE BOULEVARD, L.L.C.  
an Delaware limited liability company

By:   
Its: President of Manager



0515335451D

Doc#: 0515335451  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 06/02/2005 11:32 AM Pg: 1 of 3

# UNOFFICIAL COPY

STATE OF ILLINOIS )  
 ) SS.  
 COUNTY OF COOK )

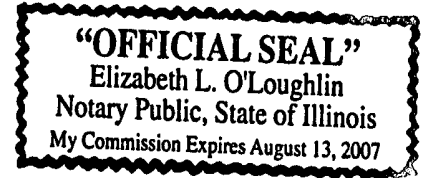
I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that David L. Chase, as President of the Manager of Jazz on the Boulevard, L.L.C., a limited liability company authorized to do business in Illinois, personally known to me to be the same person whose name is subscribed to the foregoing instrument as such President appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and as the free and voluntary act of said company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 13 day of May 2005.

*Elizabeth L. O'Loughlin*  
 \_\_\_\_\_  
 Notary Public

My Commission Expires: \_\_\_\_\_

This instrument was prepared by:



Jazz on the Boulevard, L.L.C.  
 357 W. Chicago Avenue #200  
 Chicago, IL 60610

Mail to:  
 Jeffrey Blumenthal  
 33 N. Dearborn St. Ste. 800  
 Chicago, IL 60602

Send subsequent tax bills to:  
 Mr. Gavin Tun  
 335 E. 42<sup>nd</sup> Place #1  
 Chicago, IL 60653

<p>STATE TAX</p> <p style="text-align: center;"><b>STATE OF ILLINOIS</b></p> <p style="text-align: center;">JUN. -1.05</p> <p style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b> DEPARTMENT OF REVENUE</p>	<p style="text-align: center;"># 0000027824</p> <p style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></p> <p style="text-align: center;">00350.50</p> <p style="text-align: center;">FP 102809</p>	<p>COUNTY TAX</p> <p style="text-align: center;"><b>COOK COUNTY</b> REAL ESTATE TRANSACTION TAX</p> <p style="text-align: center;">JUN. -1.05</p> <p style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></p> <p style="text-align: center;">REVENUE STAMP</p>	<p style="text-align: center;"># 0000027775</p> <p style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></p> <p style="text-align: center;">00175.25</p> <p style="text-align: center;">FP 326707</p>
<p>CITY TAX</p> <p style="text-align: center;"><b>CITY OF CHICAGO</b></p> <p style="text-align: center;">JUN. -1.05</p> <p style="text-align: center;"><b>REAL ESTATE TRANSACTION TAX</b> DEPARTMENT OF REVENUE</p>	<p style="text-align: center;"># 0000017771</p> <p style="text-align: center;"><b>REAL ESTATE TRANSFER TAX</b></p> <p style="text-align: center;">02628.75</p> <p style="text-align: center;">FP 102803</p>		

**UNOFFICIAL COPY**CORPORATE TITLE INSURANCE COMPANY  
**COMMITMENT FOR TITLE INSURANCE**

ORDER NO.: 2000 000563843 CH

SCHEDULE A (CONTINUED)

## 5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:

THE SOUTH 28.60 FEET AS MEASURED ON THE EAST AND WEST LINES OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOTS 16 TO 24, BOTH INCLUSIVE, (EXCEPT THAT PART TAKEN FOR WIDENING AND EXTENSION OF A PUBLIC ALLEY) IN BLOCK 3 IN CHARLES R. STEELE'S RESUBDIVISION OF BLOCK 1 IN BAYARD AND PALMER ADDITION TO THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID TRACT; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE THEREOF, 41.00 FEET TO A POINT ON THE EAST LINE OF A 16 FOOT ALLEY, SAID POINT BEING THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 49 MINUTES 25 SECONDS EAST ALONG THE NORTH LINE OF SAID TRACT, 40.14 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 186.79 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT; THENCE NORTH 89 DEGREES 52 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE, 40.00 FEET TO A POINT ON THE EAST LINE OF A 16 FOOT ALLEY, AFORESAID; THENCE NORTH 00 DEGREES 02 MINUTES 30 SECONDS WEST ALONG THE EAST LINE OF A 16 FOOT ALLEY, AFORESAID, 186.83 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.