

UNOFFICIAL COPY



Doc#: 0532741156 Fee: \$30.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/23/2005 11:48 AM Pg: 1 of 4

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 22 day of November 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, Drexel Jazz Limited Partnership, of 208 S. LaSalle St, Chicago, IL, 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 (collectively the "Partnership Unit"): 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: (a) Covenants, conditions, and restrictions of record existing as of the date hereof, provided the covenants, conditions and restrictions do not interfere with party of the second part's ability to operate the Partnership Unit as low income and very-low income housing in accordance with the public housing requirements and the requirements of Sections 42 of the Internal Revenue Code of 1986, as amended; (b) terms, provisions, covenants, and conditions of the Declaration of Condominium Ownership for 4162-4178 South Drexel Blvd. Condominium Association ("Declaration of Condominium") and all amendments, if any thereto; (c) Declaration of Easements, Covenants and Restrictions for Drexel Blvd./42nd Street Community Association and all amendments thereto, (d) private, public, and utility easements, including any easements established by or implied from the Declaration of Condominium or amendments thereto, if any, and roads and highways, if any, provided said easements do not interfere with Purchaser's intended use of the Partnership Unit; (e) party wall rights and agreements, if any; (f) limitations and conditions imposed by the Condominium Property Act; (g) general taxes for the year 2005 and subsequent years; (h) installments due after the date of closing of assessments established pursuant to the Declaration of Condominium; (i) all applicable zoning and building laws or ordinances; (j) the Declaration of Restrictive Covenants as amended, between the party of the first part, the party of the second part and Chicago Housing Authority ("CHA"); (k) the Regulatory and Operating Agreement, as amended, between the CHA, party of the first part, and party of the second part; (l) the Drexel Boulevard Transformation Project Redevelopment Agreement, as amended, between the City of Chicago, party of the first part, and party of the second part; and (m) such other liens and encumbrances to which the party of the second part consents in writing.

COOK COUNTY RECORDER OF DEEDS

56-7193 6/20

BOX 15

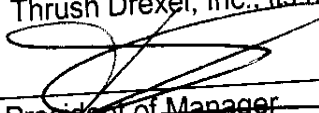
UNOFFICIAL COPY

Permanent Real Estate Index Number: 20-02-112-012 & 20-02-112-016

Address of Real Estate: 4176 S. Drexel, 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: Thrush Drexel, Inc., its manager

By: 
Its: President of Manager

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 Thrush Drexel, Inc. 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.

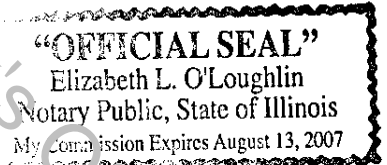
Given under my hand and Notarial Seal this 22 day of November 2005.


Notary Public

My Commission Expires: _____

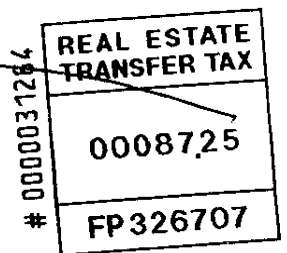
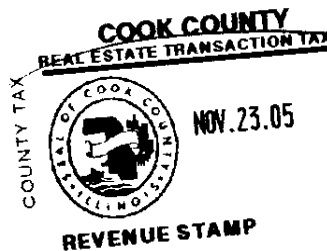
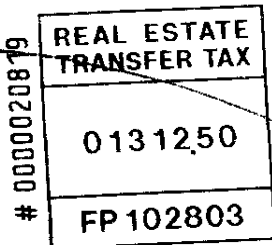
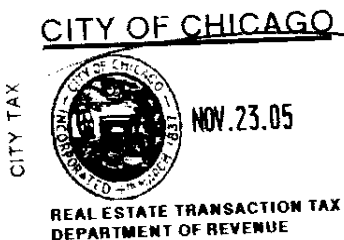
This instrument was prepared by:

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



Mail to:
William Skalitzky
Applegate & Thorne-Thomsen
322 S. Green, Ste. 400
Chicago, IL 60607

Send subsequent tax bills to:
Drexel Jazz Limited Partnership
c/o Heartland Housing, Inc.
208 S. LaSalle St., Ste. 1818
Chicago, IL 60604



UNOFFICIAL COPY

EXHIBIT A

Parcel 1

Unit 4176-1 and Parking Space P-15 in the 4162-4178 South Drexel Blvd. Condominium, as depicted in the plat of survey of the following described real estate:

Beginning at the Northeast corner of said tract; thence South 03° 44' 15" East, along the East line thereof, 187.11 feet to the South line of said tract; thence North 89° 52' 56" West, along said South line, 80.20 feet; thence North 00° 00' 00" East 23.82 feet; thence Northerly and Easterly 7.85 feet along the arc of a circle convex to the Northwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" East, a distance of 7.07 feet; thence North 90° 00' 00" East 7.00 feet; thence North 00° 00' 00" East 128.33 feet; thence North 90° 00' 00" West 7.00 feet; thence Westerly and Northerly 7.85 feet along the arc of a circle convex to the Southwest, having a radius of 5.00 feet, and whose chord bears North 45° 00' 00" West, a distance of 7.07 feet; thence North 00° 00' 00" East 24.61 feet to a point on the North line of said tract; thence South 89° 49' 25" East, along said North line, 68.00 feet to the point of beginning, in Cook County, Illinois.


Also, the following described parcel:

That part of Lots 16 to 24 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, East of the Third Principal Meridian, in Cook County, Illinois, taken as a tract and described as follows:

Commencing at the Northeast corner of said tract; thence North 89° 49' 25" West, along the North line thereof, 82.00 feet; thence South 00° 00' 00" West 49.82 feet to the point of beginning; thence South 90° 00' 00" East 8.00 feet; thence South 00° 00' 00" West 88.00 feet; thence North 90° 00' 00" West 8.00 feet; thence North 00° 00' 00" East 88.00 feet to the point of beginning, in Cook County, Illinois.

Which survey is attached as Exhibit "B" to the Declaration of Condominium Ownership for 4162-4178 South Drexel Blvd. Condominium, recorded in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 518032156, as amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PINs: Part of 20-02-112-012
Part of 20-02-112-016

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS NOV. 23.05	# 0000031358	REAL ESTATE TRANSFER TAX
			00175.00
			FP 102809

