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SPECIAL WARRANTY DEED

THIS INDENTURE, made this 23 day of February 2006 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, Andrews Gyimah and Comfort Agyemang, husband and wife of 7251 S. Shore Dr., Chicago, IL, party of the second part, as Tenants by the Entirety and not Joint Tenants, or Tenants in Common, 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, ALEIN 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: 20-02-128-003

Address of Real Estate: 817 E. 41st Street #2B, 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: Secretary of Manager



Doc#: 0606726283 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 03/08/2006 02:18 PM Pg: 1 of 3

RECOR TITLE 57931Y

3
D

BOX 15

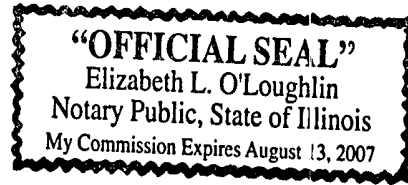
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STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that Richard H. Lillie, Jr. as Secretary 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 23rd day of February 2006.

Elizabeth L. O'Loughlin
 Notary Public



My Commission Expires: _____

This instrument was prepared by:

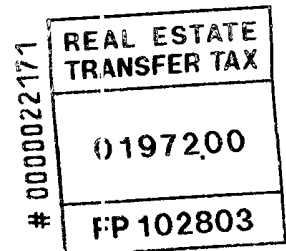
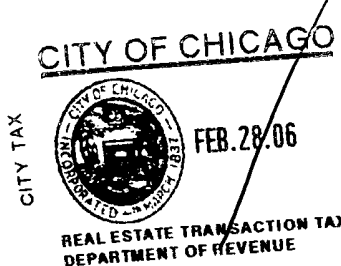
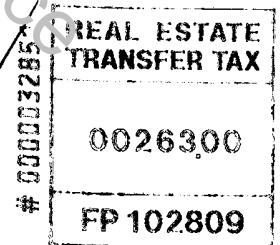
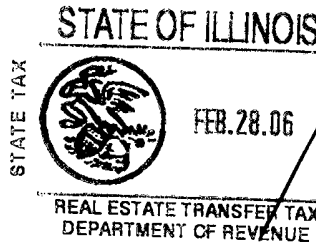
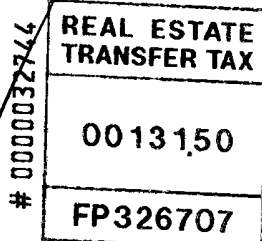
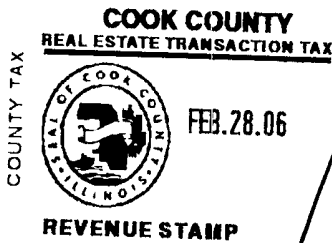
Jazz on the Boulevard, L.L.C.
 357 W. Chicago Avenue #200
 Chicago, IL 60610

Mail to:

Andrew Gyimah
 817 E. 41st St. #2B
 Chicago, IL 60653

Send subsequent tax bills to:

Andrews Gyimah
 817 E. 41st St. #2B
 Chicago, IL 60653



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TICOR TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000 000579314 CH

SCHEDULE A (CONTINUED)

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

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE GROUND LEASE, MADE BY CHICAGO HOUSING AUTHORITY TO JAZZ ON THE BOULEVARD, LLC DATED AUGUST 1, 2004 AND RECORDED AUGUST 12, 2004 AS DOCUMENT NO. 0422501204, DEMISING THE FOLLOWING LAND FOR A TERM OF 99 YEARS BEGINNING AUGUST 1, 2004, AND ENDING JULY 31, 2103, WHICH LEASE WAS ASSIGNED BY JAZZ ON THE BOULEVARD, LLC, ASSIGNOR, TO THE GRANTEE, ASSIGNEE, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND) AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVMENTS LOCATED ON THE LAND DESCRIBED HEREIN;

THE LAND

UNIT 817-2B AND PARKING SPACE *p-44* IN THE JAZZ ON THE BOULEVARD CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, AND 5 IN JAZZ ON THE BOULEVARD SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE FRACTIONAL NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED JULY 30, 2004, AS DOCUMENT NO. 0421210098 WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS;

ALSO, LOT 6 IN SAID ABOVE-DESCRIBED JAZZ ON THE BOULEVARD SUBDIVISION, EXCEPTING THEREFROM THAT PART OF LOT 6 DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 6, THENCE SOUTH 20°44'19" EAST ALONG THE WESTERLY LINE OF SAID LOT 6 A DISTANCE OF 8.44 FEET, THENCE NORTH 69°15'41" EAST A DISTANCE OF 19.00 FEET TO THE EASTERLY LINE OF LOT 6, THENCE NORTH 20°44'16" WEST ALONG SAID EASTERLY LINE OF LOT 6 A DISTANCE OF 1.25 FEET TO THE NORTHERLY LINE OF LOT 6, THENCE SOUTH 90°00'00" WEST ALONG THE NORTHERLY LINE OF LOT 6 A DISTANCE OF 20.32 FEET TO THE POINT OF BEGINNING;

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF LEASEHOLD CONDOMINIUM OWNERSHIP FOR JAZZ ON THE BOULEVARD CONDOMINIUM, RECORDED DECEMBER 2, 2005 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0533610220, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.