

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED



Doc#: 0608927079 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2006 12:34 PM Pg: 1 of 4

THIS INDENTURE, made this

29 day of March 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,

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, 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 (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 Leasehold Condominium Ownership for Jazz on the Boulevard Condominium Association ("Declaration of Leasehold Condominium") and all amendments, if any thereto; (c) Declaration of Easements, Covenants and Restrictions for Jazz on the Boulevard Community Association and all amendments thereto, (d) private, public, and utility easements, including any easements established by or implied from the Declaration of Leasehold 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 2006 and subsequent years; (h) installments due after the date of closing of assessments established pursuant to the Declaration of Leasehold 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; (m) such other liens and encumbrances to which the party of the second part consents in writing; and (n) Ground Lease for the Development between Chicago Housing Authority and the party of the first part dated August 1, 2004, and recorded on August 12, 2004, as document no. 0422501204, if and as amended.

584288 NL

BOX 15

Ticor Title Insurance

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Permanent Real Estate Index Number: Part of the following: 20-02-028-003

Address of Real Estate: 817 E. 41<sup>st</sup> St. #3B, 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: [Signature]  
Its: President of Manager

Property of Cook County Clerks Office

STATE OF ILLINOIS )  
                               ) SS.  
COUNTY OF COOK )

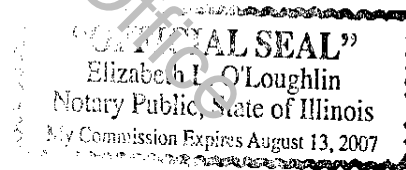
I, the undersigned a Notary Public, in and for said County, in the State aforesaid, do hereby certify that David L. Chase, as President of Thrush Drexel, Inc. the Manager of Jazz on the Boulevard, L.L.C., a limited liability company authorized to do business in Illinois, personally known to me to be 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 29 day of March 2006.

[Signature]  
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

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## LEGAL DESCRIPTION

A. The Leasehold Estate created by 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 in part by Jazz on the Boulevard, LLC, Assignor, to Drexel Jazz Limited Partnership, Assignee, which Lease demises the land described below (except the buildings and improvements located on the land); and

B. Ownership of the buildings and improvements located on the land described herein.

Unit 817-3F and Parking Space P-43 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 degrees 44'19" East along the westerly line of said Lot 6 a distance of 8.44 feet, thence North 69 degrees 15' 41" East a distance of 19.00 feet to the easterly line of Lot 6, thence North 20 degrees 44'16" West feet along said easterly line of Lot 6 a distance of 1.25 feet to the northerly line of Lot 6, thence South 90 degrees 0'00" 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 No. 0533610220, and First Amendment recorded February 22, 2006 as Document No. 0605327007, together with its undivided percentage interest in the common elements, in Cook County, Illinois.


PIN: Part of 20-02-128-003

Commonly known as: 817-3B East 41<sup>st</sup> Street, Chicago, Illinois  
62989


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GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.


THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

**CITY OF CHICAGO**  
 CITY TAX  
  
 MAR. 30. 06  
 REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000022495  
 REAL ESTATE TRANSFER TAX  
 0193100  
 FP 102803

**STATE OF ILLINOIS**  
 STATE TAX  
  
 MAR. 30. 06  
 REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0000032205  
 REAL ESTATE TRANSFER TAX  
 0025750  
 FP 102809

**COOK COUNTY**  
 COUNTY TAX  
  
 MAR. 30. 06  
 REAL ESTATE TRANSACTION TAX  
 REVENUE STAMP

# 0000033184  
 REAL ESTATE TRANSFER TAX  
 0012875  
 FP 326707

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