



THIS INSTRUMENT WAS PREPARED  
BY AND AFTER RECORDING RETURN

TO: Richard B. Muller  
Illinois Housing Development  
Authority  
401 N. Michigan Ave., Ste. 900  
Chicago, Illinois 60611  
Permanent Tax Index  
Identification Nos.:  
See attached legal description  
Property Address: the blocks bounded by  
41<sup>st</sup> Street, Drexel Blvd., 42<sup>nd</sup> Place and  
Cottage Grove Ave., Chicago, Illinois

Doc#: 0608927092 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 03/30/2006 12:44 PM Pg: 1 of 9

Ticor Title Insurance

HTF-1634

**PARTIAL RELEASE OF JUNIOR MORTGAGE AND REGULATORY AND  
LAND USE RESTRICTION AGREEMENT**

**FOR GOOD AND VALUABLE CONSIDERATION**, the **ILLINOIS HOUSING DEVELOPMENT AUTHORITY**, a body politic and corporate ("IHDA"), **REMISES, CONVEYS, and QUITCLAIMS** to **JAZZ ON THE BOULEVARD, LLC**, an Illinois limited liability company ("Jazz"), all the right, title, interest, claim or demand whatsoever it may have acquired in, through or by (i) that certain Junior Ground Lease Mortgage, Security Agreement and Assignment of Rents and Leases dated as of August 1, 2004, and recorded in the Office of the Recorder of Deeds of Cook County (the "Recorder's Office") on August 12, 2004, as Document No. 0422501219, as amended by the Amendment to Junior Ground Leasehold Mortgage and Assignment of Rents and leases dated as of November 17, 2005 and recorded in the Recorder's Office on November 21, 2005 as Document No. 0532527130 (the "Mortgage") to a portion of the premises therein legally described on **Exhibit A** attached to and made a part of this Partial Release, together with all the appurtenances and privileges thereunto belonging or appertaining; and (ii) that certain Regulatory and Land Use Restriction Agreement dated as of August 1, 2004 (the "Regulatory Agreement"), and recorded in the Recorder's Office as Document No. 0422501213, as subsequently amended by that certain Amendment to Regulatory Agreement dated as of November 17, 2005, among Jazz, the Rental Partnership and IHDA and recorded in the Recorder's Office as Document No. 0532527124, that certain Second Amendment to Regulatory Agreement dated as of November 22, 2005, among Jazz, Drexel Jazz Limited Partnership and IHDA and recorded in the Recorder's Office as Document No. 0532741160, and that certain Third Amendment to Regulatory Agreement dated as of December 7, 2005, among Jazz, the Rental Partnership and IHDA and recorded in the Recorder's Office as Document No. 0534645130 to a portion of the premises therein legally described on **Exhibit A** attached to and made a part of this Partial Release, together with all the appurtenances and privileges thereunto belonging or appertaining.

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IN WITNESS WHEREOF, the Illinois Housing Development Authority has duly executed this Partial Release of Regulatory and Land Use Restriction Agreement this 28th day of March, 2006.

## ILLINOIS HOUSING DEVELOPMENT AUTHORITY

By:   
Jane R. Bilger, Assistant Executive Director

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF COCK     )

I, the undersigned, a Notary Public in and for the County and State aforesaid, certify that Jane R. Bilger, personally known to me to be the Assistant Executive Director of the **ILLINOIS HOUSING DEVELOPMENT AUTHORITY**, and 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 she signed and delivered the said instrument in her capacity as Assistant Executive Director of the **ILLINOIS HOUSING DEVELOPMENT AUTHORITY** as her free and voluntary act and deed and as the free and voluntary act and deed of the **ILLINOIS HOUSING DEVELOPMENT AUTHORITY** for the uses and purposes therein set forth.

Given under my hand and official seal this 28th day of March, 2006.

  
Notary Public





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## LEGAL DESCRIPTION OF FOR SALE UNITS

### Parcel 1

Lots 20, 21, 23 and 24 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, as Recorded in that certain Plat of Subdivision thereof recorded July 30, 2004, as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

PINs: 20-02-128-006  
 20-02-128-007  
 20-02-128-009  
 20-02-128-010

Commonly known as: 4107 South Cottage Grove, Chicago, Illinois  
 4109 South Cottage Grove, Chicago, Illinois  
 4115 South Cottage Grove, Chicago, Illinois  
 4117 South Cottage Grove, Chicago, Illinois

### Parcel 2

Units 803-1A and Parking Space P-58; 803-2A and Parking Space P-59; 803-3A and Parking Space P-60; 803-1B and Parking Space P-57; 803-2B and Parking Space P-56; 803-3B and Parking Space P-55; 811-2A and Parking Space P-53; 811-3A and Parking Space P-54; 8; 811-2B and Parking Space P-50; 811-3B and Parking Space P-49; 817-1A and Parking Space P-46, 817-2A and Parking Space P-47, 817-1B and Parking Space P-45, 817-2B and Parking Space P-44, 825-1A and Parking Space P-40, 825-2A and Parking Space P-41, 825-3A and Parking Space P-42, 825-1B and Parking Space P-39, 825-2B and Parking Space P-38, and 825-3B and Parking Space P-37 in the Jazz on the Boulevard Leasehold Condominium as delineated on a Plat of Survey of the following described real estate:

Lot 2 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.

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.

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0533610220, as amended by the First Amendment to the Declaration of Easements, Covenants and Restrictions for the Jazz on the Boulevard Community Association and First Amendment to the Declaration of Leasehold Condominium Ownership for Jazz on the Boulevard Condominium recorded February 22, 2006 in the Office of the Recorder of Deeds of Cook County, Illinois as Document No. 0605327007, as further amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PINs: Part of 20-02-128-003

Commonly known as: 803-1A E. 41<sup>st</sup> Street, 803-2A E. 41<sup>st</sup> Street, 803-3A E. 41<sup>st</sup> Street, 803-1B E. 41<sup>st</sup> Street, 803-2B E. 41<sup>st</sup> Street, 803-3B E. 41<sup>st</sup> Street, 811-2A E. 41<sup>st</sup> Street, 811-3A E. 41<sup>st</sup> Street, 811-2B E. 41<sup>st</sup> Street, 811-3B E. 41<sup>st</sup> Street, 817-1A E. 41<sup>st</sup> Street, 817-2A E. 41<sup>st</sup> Street, 817-1B E. 41<sup>st</sup> Street, 817-2B E. 41<sup>st</sup> Street, 825-1A E. 41<sup>st</sup> Street, 825-2A E. 41<sup>st</sup> Street, 825-3A E. 41<sup>st</sup> Street, 825-1B E. 41<sup>st</sup> Street, 825-2B E. 41<sup>st</sup> Street, and 825-3B E. 41<sup>st</sup> Street, all in Chicago, Illinois

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**UNOFFICIAL COPY****LEGAL DESCRIPTION OF RELEASED PROPERTY****Parcel 1**

Lots 22 and 25 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.

PINS 20-02-128-008  
20-02-128-011

Commonly known as: 4111 and 4119 S. Cottage Grove, Chicago, Illinois

**Parcel 2**

Unit Numbers 811-1A and Parking Space P-52; 811-1B and Parking Space P-51; 817-3A and Parking Space P-48; and 817-3B 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:

Lot 2 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.

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.

PINs: Part of 20-02-128-003

Commonly known as: 811-1A E. 41<sup>st</sup> Street, 811-1B E. 41<sup>st</sup> Street, 817-3A E. 41<sup>st</sup> Street, 817-3B E. 41<sup>st</sup> Street, Chicago, Illinois

**EXHIBIT B**

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## LEGAL DESCRIPTION OF FOR SALE UNITS

### Parcel 1

Lots 20, 21, 23 and 24 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, as Recorded in that certain Plat of Subdivision thereof recorded July 30, 2004, as Document No. 0421210098 with the Recorder of Deeds of Cook County, Illinois.

PINs: 20-02-128-006  
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Commonly known as: 4107 South Cottage Grove, Chicago, Illinois  
4109 South Cottage Grove, Chicago, Illinois  
4115 South Cottage Grove, Chicago, Illinois  
4117 South Cottage Grove, Chicago, Illinois

### Parcel 2

Units 803-1A and Parking Space P-58; 803-2A and Parking Space P-59; 803-3A and Parking Space P-60; 803-1B and Parking Space P-57; 803-2B and Parking Space P-56; 803-3B and Parking Space P-55; 811-2A and Parking Space P-53; 811-3A and Parking Space P-54; 8; 811-2B and Parking Space P-50; 811-3B and Parking Space P-49; 817-1A and Parking Space P-46, 817-2A and Parking Space P-47, 817-1B and Parking Space P-45, 817-2B and Parking Space P-44, 825-1A and Parking Space P-40, 825-2A and Parking Space P-41, 825-3A and Parking Space P-42, 825-1B and Parking Space P-39, 825-2B and Parking Space P-38, and 825-3B and Parking Space P-37 in the Jazz on the Boulevard Leasehold Condominium as delineated on a Plat of Survey of the following described real estate:

Lot 2 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.

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.

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0605327007, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PINs: Part of 20-02-128-003

Commonly known as: 803-1A E. 41<sup>st</sup> Street, 803-2A E. 41<sup>st</sup> Street, 803-3A E. 41<sup>st</sup> Street, 803-1B E. 41<sup>st</sup> Street, 803-2B E. 41<sup>st</sup> Street, 803-3B E. 41<sup>st</sup> Street, 811-2A E. 41<sup>st</sup> Street, 811-3A E. 41<sup>st</sup> Street, 811-2B E. 41<sup>st</sup> Street, 811-3B E. 41<sup>st</sup> Street, 817-1A E. 41<sup>st</sup> Street, 817-2A E. 41<sup>st</sup> Street, 817-1B E. 41<sup>st</sup> Street, 817-2B E. 41<sup>st</sup> Street, 825-1A E. 41<sup>st</sup> Street, 825-2A E. 41<sup>st</sup> Street, 825-3A E. 41<sup>st</sup> Street, 825-1B E. 41<sup>st</sup> Street, 825-2B E. 41<sup>st</sup> Street, and 825-3B E. 41<sup>st</sup> Street, all in Chicago, Illinois

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## EXHIBIT C

### PROPERTY REMAINING SUBJECT TO MORTGAGE

#### Parcel A Property Leased Under For Sale Ground Lease

Lots 3, 4, 26 (except the northerly 5.67 feet of Lot 26), 27, 28 and 29 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.

Commonly known as: 804, 812, 822 and 830 E. Bowen Avenue

PINS:  
 20-02-128-013  
 20-02-128-016  
 20-02-128-012  
 20-02-128-017  
 20-02-128-002  
 20-02-128-004

#### Parcel A Property Leased Under Rental Ground Lease, as amended

Lots 11 and 15 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.

Commonly known as: 4106 and 4109 S. Maryland Avenue

PINS:  
 20-02-129-007  
 20-02-129-013