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SPECIAL WARRANTY DEED

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



Doc#: 0612445135 Fee: \$28.00
 Eugene "Gene" Moore RHSP Fee: \$10.00
 Cook County Recorder of Deeds
 Date: 05/04/2006 01:55 PM Pg: 1 of 3

Ticor Title Insurance

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, 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

A A G I

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) Declaration of Easements, Covenants and Restrictions for Jazz on the Boulevard Community Association and all amendments thereto, (c) private, public, and utility easements, if any, and roads and highways, if any, provided said easements do not interfere with Purchaser's intended use of the Partnership Unit; (d) party wall rights and agreements, if any; (e) general taxes for the year 2006 and subsequent years; (f) all applicable zoning and building laws or ordinances; (g) 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"); (h) the Regulatory and Operating Agreement, as amended, between the CHA, party of the first part, and party of the second part; (i) 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; (j) such other liens and encumbrances to which the party of the second part consents in writing; and (k) 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. 0422501205, as amended by the First Amendment recorded on November 22, 2005 as document no. 0532527117, if and as amended.

BOX 15

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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. 0422501205, and First Amendment to Ground Lease dated as of November 17, 2005 and recorded November 21, 2005 as document no. 0532527117, demising the following land described below 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:

Lots 22 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

Commonly known as 4111 S. Cottage Grove, Chicago, Illinois

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