UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this 27 day of June, 2006 between JAZZ ON THE BOULEVARD, LLC, 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



Doc#: 0620111017 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 07/20/2006 09:48 AM Pg: 1 of 3

RECORDER'S STAMP

1013 120r 585550

WONG

Robert and Shimonica Wong, husband and wife, of 533 E. 33rd Place, Chicago, Illinois 60619

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 shereby acknowledged, and pursuant to authority of the managing member of grantor, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, and to her heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known and described as follows:

SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in and to the above described premises, with the heriditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, her 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 party, her heirs and assigns, that it has no 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 our under it, it WILL WARRANT AND DEFEND, subject to: Real estate taxes not yet payable; covenants, conditions, restrictions, agreements and easements of record; acts of grantee; Illinois Condominium Property Act.

Permanent Real Estate Index Number(s): 20-02-128-003

Address of Real Estate: 4108 S. Drexel Boulevard #3A, Chicago, IL 60653

BOX 15

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IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Manager, the day and year first above written.

JAZZ ON THE BOULEVARD, LLC

a Delaware limited liability company

By: Thrush Drexel, Inc.

an Illinois corporation, its Managing Member

By: Its: President

STATE OF ILLINOIS)

SS.

COUNTY OF COOK

I, Elizabe'in L. O'Loughlin, 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., an Illinois corporation, as Managing Mariber of Jazz on the Boulevard, LLC, a Delaware limited liability company, 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 corporation, for the uses and purposes therein set forth.

Given under my hand and Notaria Seal this 27 day of June, 2006

Notary Public

My Commission Expires: _____

Mail to:

Vincent Giuliano 7222 W. Cermak Road

SuitEsod

North Riverside, IL 60546

Send subsequent tax bills to: Robert & Shimonica Wong 4108 S. Drexel #3A Chicago, IL 60653





JUL.14.06

REVENUE STAMP



STATE OF ILLINOIS

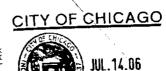


JUL.14.06

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE







REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

637	REAL ESTATE TRANSFER TAX
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FP 102803

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TICOR TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000 000585550 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 DEGINNING AUGUST 1, 2004, AND ENDING JULY 31, 2103, WHICH LEASE WAS ASSIGNED BY JAZZ ON THE BOULEVARD, LLC, ASSIGNOR, TO -, ASSIGNEE, WHICH LEASE DEMISES THE LAND DESCRIPED 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 4108-3A AND PARKING SPACE P-25 IN THE JAZZ ON THE BOULEVARD CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3 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.

CRLEGAL DRO