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0622205163

Doc#: 0622205163 Fee: \$32.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 08/10/2006 11:37 AM Pg: 1 of 5

THIS INSTRUMENT WAS PREPARED
BY AND AFTER RECORDING RETURN
TO: Richard B. Muller
Illinois Housing Development
Authority
401 N. Michigan Ave.
Chicago, Illinois 60611
Permanent Tax Index
Identification Nos.:
See attached legal description
Property Address: the blocks bounded by
41st Street, Drexel Blvd., 42nd Place and
Cottage Grove Ave., Chicago, Illinois

HTF-1634

PARTIAL RELEASE OF JUNIOR MORTGAGE AND REGULATORY AND TICOR Title Insurance AND USE RESTRICTION AGREEMENT

Jazz 16/17

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, 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, and that certain Fourth Amendment to Regulatory Agreement dated as of March 29, 2006, among Jazz, the Rental Partnership and IHDA and recorded in the Recorder's Office on March 30, 2006 as Document No. 0608927086 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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BOX 15

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EXHIBIT A

LEGAL DESCRIPTION OF RELEASED PROPERTY

Unit Numbers 804-1A and Parking Space P-64; 804-1B and Parking Space P-63; 812-1A and Parking Space P-69; and 812-1B and Parking Space P-70 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 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, and Second Amendment recorded July 19, 2006, as Document no. 0620034132, as further amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PINs: Part of 20-02-128-013

Commonly known as: 804-1A East Bowen Avenue, 804-1B East Bowen Avenue, 812-1A East Bowen Avenue, 812-1B East Bowen Avenue, Chicago, Illinois

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LEGAL DESCRIPTION OF FOR SALE UNITS

Units 804-2A and Parking Space P-65; 804-3A and Parking Space P-66; 804-2B and Parking Space P-62; 804-3B and Parking Space P-61; 812-2A and Parking Space P-68; 812-3A and Parking Space P-67; 812-2B and Parking Space P-71; and 812-3B and Parking Space P-72 in the Jazz on the Boulevard Leasehold 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. 0421210058 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, and Second Amendment recorded July 19, 2006, as Document no. 0620034132, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PINs: Part of 20-02-128-013

Commonly known as: 804-2A East Bowen Avenue, Chicago, Illinois
 804-3A East Bowen Avenue, Chicago, Illinois
 804-2B East Bowen Avenue, Chicago, Illinois
 804-3B East Bowen Avenue, Chicago, Illinois
 812-2A East Bowen Avenue, Chicago, Illinois
 812-3A East Bowen Avenue, Chicago, Illinois
 812-2B East Bowen Avenue, Chicago, Illinois
 812-3B East Bowen Avenue, Chicago, Illinois

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EXHIBIT B

PROPERTY REMAINING SUBJECT TO MORTGAGE

Parcel A Property Leased Under For Sale Ground Lease

Lots 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: 822 and 830 E. Bowen Avenue

PINS: 20-02-128-016
20-02-128-012
20-02-128-017
20-02-128-007
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