



Doc#: 0628620139 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/13/2006 01:38 PM Pg: 1 of 3

THIS INDENTURE, made this
12 day of October 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
Condominium Ownership for 4136-4160 South Drexel Blvd. Condominium Association ("Declaration of
Condominium") and all amendments, if any thereto; (c) private, public, and utility easements, including any
easements established by or implied from the Declaration of 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; (d) party wall rights and agreements, if any; (e) limitations and conditions imposed by the
Condominium Property Act; (f) general taxes for the year 2006 and subsequent years; (g) installments due
after the date of closing of assessments established pursuant to the Declaration of Condominium; (h) all
applicable zoning and building laws or ordinances; (i) 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"); (j) the
Regulatory and Operating Agreement, as amended, between the CHA, party of the first part, and party of the
second part; (k) 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; and (l) such other liens and
encumbrances to which the party of the second part consents in writing.

BOX 15

UNOFFICIAL COPY**EXHIBIT A
LEGAL DESCRIPTION**


UNIT 4158 AND PARKING SPACE 4158-P1 IN THE 4136-4160 SOUTH DREXEL BLVD. CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:


LOTS 20 TO 29, BOTH INCLUSIVE, (EXCEPT THAT PART TAKEN FOR THE WIDENING AND EXTENSION OF A PUBLIC ALLEY) IN BLOCK 2 IN CHARLES R. STEELE'S RESUBDIVISION OF LOT 1 IN BAYARD AND PALMER ADDITION MADE BY CIRCUIT COURT PARTITION, BEING A SUBDIVISION OF 11.22 CHAINS NORTH OF AND ADJOINING SOUTH 25 RODS OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF HYDE PARK AVENUE (EXCEPT THE NORTH 53 FEET 4 1/2 INCHES THEREOF CONVEYED TO UNION STOCK YARDS AND TRANSIT COMPANY), IN COOK COUNTY, ILLINOIS;


WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP FOR 4136-4160 SOUTH DREXEL BLVD. CONDOMINIUM RECORDED AUGUST 25, 2006 IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 0623744000. AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.


COMMONLY KNOWN AS: 4158 S. DREXEL AVENUE

PIN: 20-02-111-012 (PART OF)
20-02-111-020 (PART OF)
20-02-111-021 (PART OF)
20-02-111-022 (PART OF)

CITY TAX  REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	CITY OF CHICAGO OCT. 13.06	# 0000001993	REAL ESTATE TRANSFER TAX
			0178800
			FP 102803

STATE TAX  REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	STATE OF ILLINOIS OCT. 13.06	# 0000036438	REAL ESTATE TRANSFER TAX
			0023850
			FP 102809

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX OCT. 13.06	# 0000036326	REAL ESTATE TRANSFER TAX
			0011900
			FP 326707

COUNTY TAX  REVENUE STAMP	COOK COUNTY REAL ESTATE TRANSACTION TAX OCT. 13.06	# 0000036330	REAL ESTATE TRANSFER TAX
			0000025
			FP 326707