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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



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

00 (\$10.00) dollars and good and valuable

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:

SEF ATTACHED LEGAL DESCRIPTION

Together with all and singular the here ditaments 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 whatscever, 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 govenant, promise and agree, to and with the party of the second part, their heirs and assigns, that it has not does 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 12 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 the eto, 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 (I) such other liens and encumbrances to which the party of the second part consents in writing.

0628620139D Page: 2 of 3

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Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the right and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said declaration for the benefit of the remaining property described therein.

This Deed is subject to all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of the said Declaration were recited and stipulated at length herein.

Permanent Real Estate Index Number: Part of the following: 20-02-111-020, 20-02-128-021, 20-02-128-022

Address of Real Estate: 4158 S. Drexel, Chicago, IL 60653

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

JAZZ ON THE BOULEVARD, L.L.C. an Delaware limited liability company By: Thrush Drexel, Inc., its manager

Its: President of Manager

STATE OF ILLINOIS) **COUNTY OF COOK**

I, the undersigned 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. the Manager of Jazz on the Boulevard, L.L.C., a limited liability company authorized to do business in Illinois, 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 company, for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 12 day of Delah

My Commission Expires:

This instrument was prepared by:

Jazz on the Boulevard, L.L.C. 357 W. Chicago Avenue #200

Chicago, IL 60610

"OFFICIAL SEAL" Elizabeth L. O'Loughlin Notary Public, State of Illinois My Commission Expires August 13, 2007

Mail to: William Skalitzky Applegate & Thorne-Thomsen 322 S. Green, Ste. 400 Chicago, IL 60607

Send subsequent tax bills to: Drexel Jazz Limited Partnership c/o Heartland Housing, Inc. 208 S. LaSalle St., Ste. 1818 Chicago, IL 60604

0628620139D Page: 3 of 3

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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 LYDE 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 CONDOMINUM 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 INTERFST 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)







