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UNOFFICIAL COPY

**SPECIAL WARRANTY DEED
(Individual)**

THIS INDENTURE, made this 31 day of October, 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

TICOR TITLE 586501



Doc#: 0632005084 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 11/16/2006 10:37 AM Pg: 1 of 3

RECORDER'S STAMP

Magdalena Gruszka, a single woman, of 9919 S. 87th Court, Palos Hills, IL 60465

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 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 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 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): 20-02-111-012, 20-02-111-020
20-02-111-021, 20-02-111-022

Address of Real Estate: 4160 S. Drexel Boulevard, Chicago, IL 60653

BOX 15

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RS

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

ORDER NUMBER: 2000 000586501 CH
STREET ADDRESS: 4160 S. DREXEL BLVD. UNIT 2
CITY: CHICAGO **COUNTY:** COOK COUNTY
TAX NUMBER: 20-02-111-012-0000

LEGAL DESCRIPTION:

UNIT NUMBER 4160 AND PARKING SPACES 4160-P2 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 RECORDED AS DOCUMENT NUMBER 0623744000; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

