TICOR TITUL NO PERICIAL COPY

SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this 3 / 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



Doc#: 0700935337 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds

Date: 01/09/2007 11:43 AM Pg: 1 of 3

RECORDER'S STAMP

Joyce Bonner, a single woman, of 1529 S. State Street, Chicago, IL 60653

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 or 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, ngal, 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 uone 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): 20-02-128-016

Address of Real Estate: 830 E. Bowen Avenue #3B, Chicago, IL 60653

BOX 15

396 C.F.

0700935337D Page: 2 of 3

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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:

STATE OF ILLINOIS)

SS.

COUNTY OF CCOK

I, Elizabeth L. O'Loughlin, a Notary Public, in and for said County, in the State aforesaid, do hereby certily, that David L. Chase, as President of Thrush Drexel, Inc., an Illinois corporation, as Managing Member 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 propaga 6 this 37 day of October

Elizabeth L. O'Loughlin Notary Public, State of Minois My Commission Expires August 13 2007

Int L O Kong

My Commission Expires:

Mail to: MICHAEL WOOD

/ NORTH LA SAlle #1700

Chicago, FL 60602

Send subsequent tax bills to:

Joyce Bonner

830 E. Bowen Avenue #3B

Chicago, IL 60653



REAL ESTATE TRANSFER TAX 0000200

FP326707

COOK COUNTY TE TRANSACTION TAX COUNTY TAX

JAN.-5.07

REAL ESTATE TRANSFER TAX

0012625

FP326707

REVENUE STAMP

STATE OF ILLINOIS



DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0025650

FP 102809

CITY OF CHICAGO

JAN.-5.07

REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX

0192375

FP 102803

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UNOFFICIAL COPY



TICOR TITLE INSURANCE COMPANY

ORDER NUMBER: 2000 000592489 CH

STREET ADDRESS: 830 E. BOWEN ST. UNIT #830-3B & P-84 CITY: CHICAGO

TAX NUMBER: 20-02-128-016-0000

20-02-128-001-0000 20-02-129-000 20-03-128-003-0000 20-03-128-003-0000 20-03-128-003-0000 COUNTY: COOK COUNTY

LEGAL DESCRIPTION:

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LFASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERED TO AS THE GROUND LEASE, MADE BY CHICAGO HOUSING AUTHORITY TO JAZZ ON THE BOULFVARD, LLC DATED AUGUST 1, 2004 AND RECORDED AUGUST 12, 2004 AS DOCUMENT NO. 0422501204, DEMISING THE FOLLOWING LAND FOR A TERM OF 99 YEARS BEGINNING 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 DESCRIBED BELOW (FACEPT 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 830-3B AND PARKING SPACE P-84 IN THI. JIZZ ON THE BOULEVARD CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 2, 3, 4 AND 5 IN JAZZ ON THE BOULEVARD SJBDIVISION, 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 SUFDIVISION, 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 WESTE'LY 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 ALONC 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.