

# UNOFFICIAL COPY

## SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this  
6 day of August, 2007  
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** 32328



Doc#: 0723402145 Fee: \$28.00  
Eugene "Gene" Moore RHSP Fee:\$10.00  
Cook County Recorder of Deeds  
Date: 08/22/2007 11:15 AM Pg: 1 of 3

**RECORDER'S STAMP**

Lakeisha Lee, a single woman, 22337 Piccadilly Court, Richton Park, Illinois 60471

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): 20-02-128-001

Address of Real Estate: 4100 South Drexel Boulevard #3B, Chicago, IL 60653

**BOX 15**

# UNOFFICIAL COPY

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: \_\_\_\_\_  
Its: President

STATE OF ILLINOIS )  
                                      ) SS.  
COUNTY OF COOK )

I, Elizabeth L. O'Loughlin, 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., 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 Notarial Seal this 6 day of August, 2007.

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

My Commission Expires: \_\_\_\_\_

Mail to:  
Anel Dominguez  
5801 W. Roosevelt Road  
Cicero, IL 60804

Send subsequent tax bills to:  
Lakeisha Lee  
4100 S. Drexel Boulevard #3B  
Chicago, IL 60653

CITY TAX  
CITY OF CHICAGO  
AUG. 22. 07  
REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 000005190  
REAL ESTATE TRANSFER TAX  
01695.00  
FP 102803

STATE TAX  
STATE OF ILLINOIS  
AUG. 22. 07  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000040107  
REAL ESTATE TRANSFER TAX  
00226.00  
FP 102809

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
AUG. 22. 07  
REVENUE STAMP

# 0000039964  
REAL ESTATE TRANSFER TAX  
00113.00  
FP 326707

**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY**

**ORDER NUMBER:** 2000 000632328 CH  
**STREET ADDRESS:** 4100 S. DREXEL BLVD APT 3B  
**CITY:** CHICAGO **COUNTY:** COOK COUNTY  
**TAX NUMBER:** 20-02-128-018-4006

**LEGAL DESCRIPTION:**

(A) THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1.c. OF THE ALTA LEASEHOLD ENDORSEMENT(S) ATTACHED HERETO), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE GROUND LEASE, MADE BY CHICAGO HOUSING AUTHORITY TO JAZZ ON THE BOULEVARD, 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 LAKEISHA LEE, ASSIGNEE, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND DESCRIBED HEREIN;

**THE LAND**

UNIT 3B AND PARKING SPACE P-33 IN THE JAZZ 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 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°44'19" EAST ALONG THE WESTERLY 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 ALONG 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.