UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this day of Jahwing, 2009 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#: 0902705122 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/27/2009 02:38 PM Pg: 1 of 3

RECORDER'S STAMP

Andrea I Washington, a single woman, of 3001 S. King Drive #1717, Chicago, IL 60616

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, whe, 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, provide and agree, to and with the party of the second party, her heirs and assigns, that it has not do e 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): 20-02-129-003

Address of Real Estate: 4114 Maryland, Chicago, IL 60653

3/b

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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

y: /// /

STATE OF ILLINOIS)

SS.

COUNTY OF COOK

I, Elizabeth C. O'Loughlin, a Notary Public, in and for said County, in the State aforesaid, do hereby certify, that William J. Wolk, 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 Plesident appeared before me this day in person and acknowledged that he signed and delive ed 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 what seed this 13 day of January, 200

ELIZABETH L. O'LOUGHLIN NOTARY PUBLIC, STATE OF ILLINOIS

My Commission Expires 08/13/2011

My Commission Expires.

C/o.

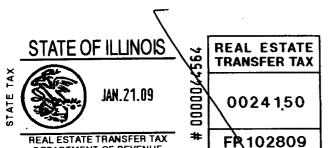
Mail to:

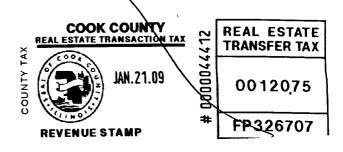
DEPARTMENT OF REVENUE

Send subsequent tax bills to: Andrea I Washington 4114 Maryland Chicago, IL 60653









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COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000

000642965

CH

SCHEDULE A (CONTINUED)

YOUR REFERENCE: 4114 S. MARYLAND AVE. (LT 7 JAZZ/BLVD)

EFFECTIVE DATE: November 18, 2008

THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS: LOT 7 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 Cook County Clark's Office DUEDS OF COOK COUNTY, ILLINOIS.

DRO

12/23/08

09:59:32