

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this 14 day of January, 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

BOX 15

N.



Doc#: 0903640029 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/05/2009 10:33 AM Pg: 1 of 3

REC

TICOR TITLE 643170

Roberto Ceballos, a single man, of 4152 Dearborn St., East Chicago, IN 46312

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 hereditaments 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): 20-02-129-011

Address of Real Estate: 4107 S. Maryland, Chicago, IL 60653

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TICOR TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000 000643170 CH

SCHEDULE A (CONTINUED)


YOUR REFERENCE: LOT 14 JAZZ ON THE BOULEVARD SUB

EFFECTIVE DATE: December 3, 2008

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS:
 LOT 14 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.

CITY OF CHICAGO

CITY TAX



FEB. -3.09


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000009537

REAL ESTATE TRANSFER TAX
02336,25
FP 102803

STATE OF ILLINOIS

STATE TAX



FEB. -3.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


0000074659

REAL ESTATE TRANSFER TAX
00222,50
FP 102809

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



FEB. -3.09

REVENUE STAMP

0000044507

REAL ESTATE TRANSFER TAX
00111,25
FP326707

4107