## **UNOFFICIAL COPY**

## SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this 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



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

RE(

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 liminois known and described as follows:

#### SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereupto 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 coven ant, 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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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

STATE OF ILLINOIS )		
	)	SS.
COUNTY OF C の O K	)	

I, Elizabeth L. 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 Neighber 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 cell vered 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.

> Notamil Seal this 14 day of <u>January</u>, 2009. Notary Public NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 08/13/2011

My Commission Expire

Mail to:

Send subsequent tax bills to: Roberto Cebailos

4107 Maryland Chicago, IL 60653

Pupared by: 8 MP Jon Her E. O'Lough In ZAO Fulton, LLC 357 W. Chicago Ac Chicago, 16 6060

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# UNOFFICIAL COPY TICOR TITLE INSURANCE COMPANY

#### COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000

000643170

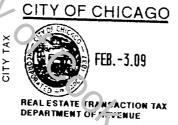
CH

SCHEDULE A (CONTINUED)

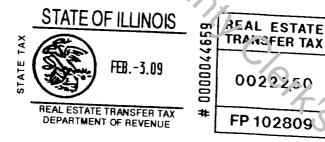
YOUR REFERENCE: LOT 14 JAZZ ON THE BOULEVARD SUB

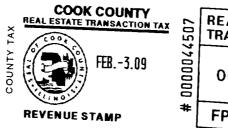
EFFECTIVE DATE: December 3, 2008

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 THERTOF RECORDED JULY 30, 2004 AS DOCUMENT NO. 0421210098 WITH THE RECORDER OF
DEEDS OF COOK COUNTY, ILLINOIS.











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