

UNOFFICIAL COPY

SPECIAL WARRANTY DEED (Individual)

THIS INDENTURE, made this
30 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



Doc#: 0904126184 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 02/10/2009 02:15 PM Pg: 1 of 3

RECORDER'S STAMP

Qiana D. Smith, a single woman, of 451 Oakwood Unit 1, 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 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): 20-02-129-015

Address of Real Estate: 4115 S. Maryland Avenue, Chicago, IL 60653

3/1/09

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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: *W. J. Wolk*
Its: President

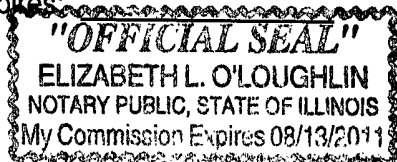
STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, Elizabeth L. O'Loughlin, a Notary Public, in and for said County, in the State aforesaid, do hereby certify that 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 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 30 day of January, 2009.

Elizabeth L. O'Loughlin
Notary Public

My Commission Expires:



Mail to:

QIANA D Smith
4115 S. MARYLAND AVE
Chicago IL 60653

Send subsequent tax bills to:
Qiana D. Smith
4115 Maryland
Chicago, IL 60653

~~CITY OF CHICAGO~~

CITY TAX



~~FEB.-5.09~~

~~REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE~~

~~# 0000009573~~

REAL ESTATE TRANSFER TAX
0238350
FP 102803

STATE OF ILLINOIS

STATE TAX



FEB.-5.09

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000000000

REAL ESTATE TRANSFER TAX

0022700

FP 102809

COOK COUNTY

COUNTY TAX



FEB.-5.09

REVENUE STAMP

000004544

REAL ESTATE TRANSFER TAX

0011350

FP326707

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TICOR TITLE INSURANCE COMPANY

COMMITMENT FOR TITLE INSURANCE

ORDER NO.: 2000

000643303

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SCHEDULE A (CONTINUED)

YOUR REFERENCE: LOT 17, JAZZ ON THE BOULEVARD SUB

EFFECTIVE DATE: December 11, 2008

5. THE LAND REFERRED TO IN THIS COMMITMENT IS DESCRIBED AS FOLLOWS :
LOT 17 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.

Property of Cook County Clerk's Office