

# UNOFFICIAL COPY



## SPECIAL WARRANTY DEED

THIS INDENTURE, made this \_\_\_\_\_ day of \_\_\_\_\_ 2005

between JAZZ ON THE BOULEVARD, L.L.C., 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, Alicia C. August, a single woman of 370 Diane Lane, Chicago Heights, IL, party of the second part, WITNESSETH, that the party of the

Doc#: 1219116076 Fee: \$44.00  
Eugene "Gene" Moore  
Cook County Recorder of Deeds  
Date: 07/09/2012 02:42 PM Pg: 1 of 4

Doc#: 0536340084 Fee: \$28.00  
Eugene "Gene" Moore RHP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/29/2005 11:16 AM Pg: 1 of 3

*\*deed re-recorded to correct legal*

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 Secretary of grantor, by these presents does REMISE, RELEASE, ALEIN AND CONVEY unto the party of the second part, and to their heirs and assigns FOREVER, all the following described real estate, situated in the County of Cook and State of Illinois known as and described as follows:

### SEE ATTACHED LEGAL DESCRIPTION

Together with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, 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, their 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 part, their 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 or under it, it WILL WARRANT AND DEFEND, subject to: Real Estate Taxes not yet payable, special taxes or assessments for improvements not yet completed, easements, covenants, agreements, conditions, restrictions and building lines of record and party wall rights, easements of record; the plat, act of grantee.

Permanent Real Estate Index Number: 20-02-110-033; 20-02-110-035 & 20-02-110-037

Address of Real Estate: 4114 S. Drexel #1B, Chicago, IL 60653

**FIDELITY NATIONAL TITLE**

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its President, the day and year above written.

JAZZ ON THE BOULEVARD, L.L.C.  
an Delaware limited liability company

By:   
Its: President of Manager

BOX 15

*3/8*

*1077  
522458  
RECORDER*



**UNOFFICIAL COPY****TICOR TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE**

ORDER NO.: 2000 000572458 CH

SCHEDULE A (CONTINUED)

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

(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 ~, ASSIGNEE, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

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

THE LAND

UNIT 4114-1B AND PARKING SPACE P<sup>18</sup> IN THE JAZZ ON THE BOULEVARD CONDOMINIUM AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1, 5, 27 AND 28 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 - IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER -, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**UNOFFICIAL COPY****FIDELITY NATIONAL TITLE INSURANCE COMPANY**

203 N. LASALLE, SUITE 2200, CHICAGO, ILLINOIS 60601

PHONE: (312) 621-5000  
FAX: (312) 621-5033ORDER NUMBER: 2000 000572458 CH  
STREET ADDRESS: 4114 S. DREXEL AVE. UNIT #4114-1BCITY: CHICAGO  
TAX NUMBER: 20-02-110-033-0000

COUNTY: COOK COUNTY

**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 -, ASSIGNEE, WHICH LEASE DEMISES THE LAND DESCRIBED BELOW (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

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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.