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After Recording Return To:

Georgia Beatty
6102 N. Sheridan Road
Suite 502
Chicago, IL 60660

Doc#: 0901203088 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 01/12/2009 04:31 PM Pg: 1 of 4

Prepared by:

Joseph S. Farrell, Esq.
3728 North Southport
Chicago, Illinois 60613

Property Common Address:

1134 West Granville
Unit 808 and P-391
Chicago, Illinois 60660

SPECIAL WARRANTY DEED

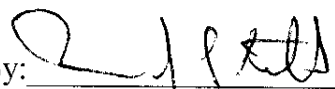
The Grantor, Broadville Condominiums, LLC, an Illinois limited liability company, as successor by merger to Broadville Retail, LLC, an Illinois limited liability company, whose address is 3728 North Southport, Chicago, Illinois 60613, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, THOMAS JARECKI, a married person, whose address is 7219 Bradford Court Justice, IL 60458, any and all of its right, title and interest in the real estate situated in the County of Cook, State of Illinois which is legally described as follows:

See Exhibit A attached hereto

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on *Exhibit A*.

Dated: December 19, 2008

Broadville Condominiums, LLC

By: 
Its: Manager



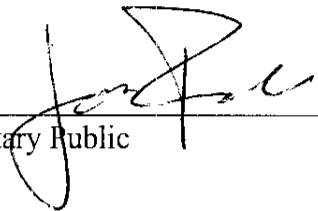
1 of 2
Stewart
0803/2008/577695
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STATE OF ILLINOIS)
)
COUNTY OF COOK) SS

The undersigned, a Notary Public, for said County and State, hereby certifies that William J. Platt, personally known to me to be the Manager of Grantor and whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said instrument as his free and voluntary act on behalf of Grantor, for the uses and purposes therein set forth, including the release and waiver of all homestead rights.

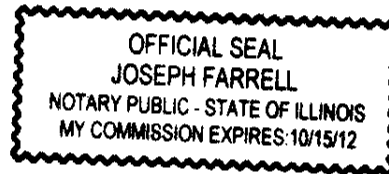
Given under my hand and seal on Dec 19, 2008.



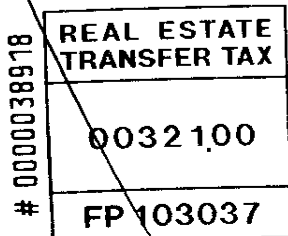
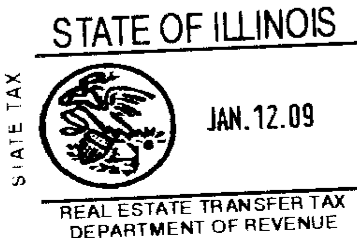
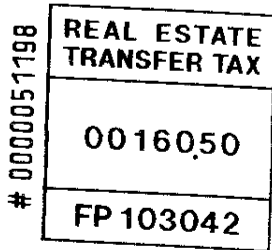
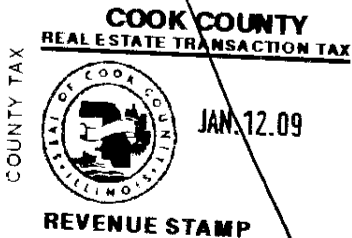
Notary Public

Send Future Tax Bills To:

THOMAS SAJICEK
7219 BRADFORD COURT
JUSTICE IL 60458



City of Chicago Real Estate
Dept. of Revenue Transfer Stamp
570792 \$3,370.50
01/12/2009 15.58 Batch 03136 74



Property of Cook County Clerk's Office

UNOFFICIAL COPY**EXHIBIT A**

UNIT 808 AND P-391 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-
 325 ← WP ~~235~~, A LIMITED COMMON ELEMENT, TOGETHER WITH ITS UNDIVIDED PERCENTAGE
 INTEREST IN THE COMMON ELEMENTS IN THE GRANVILLE CONDOMINIUMS, AS
 DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT
 NUMBER 0831945102, AND AS AMENDED FROM TIME TO TIME IN THE EAST
 FRACTIONAL HALF OF SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE
 THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GRANTOR ALSO GRANTS TO GRANTEE, ITS SUCCESSOR AND ASSIGNS, AS RIGHTS
 AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE
 RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT SET FORTH IN THE
 DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS
 SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID
 DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED
 THEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS,
 CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID
 DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION
 WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THERE WAS NO TENANT OF THIS UNIT, AS THIS IS A NEW CONSTRUCTION
 CONDOMINIUM, AND THEREFORE THERE WAS NO RIGHT OF FIRST REFUSAL.

P.I.N.(s):

Parcel 1:	14-05-204-011
Parcels 2 and 3:	14-05-204-009
Parcels 4 and 5:	14-05-204-010
Parcels 6, 7 and 8:	14-05-204-008
Parcel 9:	14-05-204-012
Parcel 10:	14-05-204-013
Parcel 11:	14-05-204-014
Parcel 12:	14-05-204-007

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SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Illinois Condominium Property Act;
- (3) the provisions, conditions, covenants, restrictions, options, assessments, and easements created by the Declaration of Condominium recorded on November 14, 2008 as document no. 0831945102 and any amendments thereto.
- (4) the covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as document no. 0831210044 and any amendments thereto, relating to, among other things: easements, the association, structural support, building services, compliance with laws, taxes, insurance, maintenance and repair, liens, etc., arbitration, condemnation, antennae and zoning.
- (5) applicable zoning and building laws and ordinances;
- (6) covenants, conditions, easements, encroachments and restrictions of record;
- (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
- (8) utility easements, if any, whether recorded or unrecorded.

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