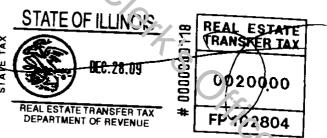
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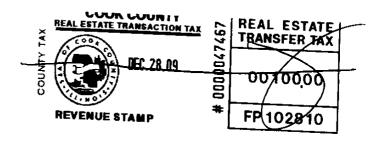
40 B # B # B	
After Recording Return To: Dana C Siragusa 1961 N FREMONDS+ 2F Chilago, 1L-60614	Doc#: 1000826080 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 01/08/2010 10:31 AM Pg: 1 of 4
Prepared by: Joseph S. Farrell, Esq. 3728 North South port Chicago, Illinois 60613 Property Common Address:	
1134 West Granville Unit 818 and P-398 Chicago, Illinois 60660	
successor by merger to Broadville Retail, LLC, ar address is 3728 North Southport, Chicago, Illinois DOLLARS in hand paid, conveys and transfers to whose address is 1134 W. Granville, Unit 818, Chi and interest in the real estate situated in the County	LC, an Illinois limited liability company, as Illinois limited liability company, whose oco13, for and in consideration of TEN Grance, SUSAN S. KIM, a single person, icago, IL 60560, any and all of its right, title of Cook, State of Illinois which is legally 98(4 53157. Limited Comma Element
hereby releasing and waiving all rights under and by State of Illinois, but subject to the exceptions and p	provisions set forth on Exhibit /1.
Dated: October	Broadville Condominiums, LLC
STEWART TITLE COMPANY 2055 W. Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000	By: Manager

_1000826080D Page: 2 of 4

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STATE OF ILLINOIS)) S	OFFICIAL SEAL
COUNTY OF COOK)	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPINES: 10/15/12
personally known to me to be instrument, appeared before the said instrument as his	be the Manage e me this day free and vol	said County and State, hereby certifies that William J. Platt, ger of Grantor and whose name is subscribed to the foregoing y in person, and acknowledged that he signed and delivered untary act on behalf of Grantor, for the uses and purposes and waiver of all homestead rights.
Given ancier my har	nd and seal o	on <u>Oct 15</u> , 2009.
900	Ž Ox	Notary Public
Send Future Tax Bills To:	(
Susin 5. Kim 1134 W. Granville Chicogo. The 6061	 _Uni+818 •D	CITY OF CHICAGO PEAL ESTATE TRANSFER TAX DECAR MENT OF REVENUE PEAL ESTATE TRANSFER TAX 02/10000 FP-102807





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EXHIBIT A

UNIT 818 AND P-398 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-357, 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 ASSICNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN. THIS DEED IS SUPJECT 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 NO. Clarks Office 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, str.ct ral support, building services, compliance with laws, taxes, insurance, maint chance and repair, liens, etc., arbitration, condemnation, antennae and zoning.
- (5) applicable zoning and building laws and ordinances;
- covenants, conditions, easements, encroachments and restrictions of record; (6)
- acts done or suffered by Purchaser or anyone claiming by, through or under **(7)** Purchaser; and
- utility easements, if any, whether recorded or unrecorded. (8)

