UNOFFICIAL COPY

After Recording Return To:

Law Offices of Jesse K. Myslinski, P.C. 201 E. Army Trail Rd., Suite 202 Bloomingdale, IL 60108

Prepared by:

Joseph S. Farrell, Esq. 3728 North Southport Chicago, Illinois 50613

Property Common Address:

1134 West Granville Unit 919 and P- 322 and 5 Chicago, Illinois 60660

520249 13

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 Grantees, WALTEP PENN and EMILY PENN, Husband and Wife, as Tenants By The Entirety and not as Joint Tenants and not as Tenants in Common, whose address is 1134 W. Granville, Unit 919, Chicago, IL 60660, 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 * S. Tanhehoo Penn follows:

See Exhibit A attached hereto

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

Dated: December **4**, 2009

Broadville Condominiums, LLC

1001205226 Fee: \$42.00

Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 01/12/2010 03:31 PM Pg: 1 of 4

STEWART TITLE COMPANY 2055 W. Army Trail Road, Suite 110 Addison, IL 60101 630-889-4000

1001205226D Page: 2 of 4

UNOFFICIAL COPY

STATE OF ILLINOIS)	SS	OFFICIAL SEAL JOSEPH FARRELL NOTARY PUBLIC - STATE OF I	LLINOIS
COUNTY OF COOK)	₹.	MY COMMISSION EXPIRES:1	015/12
The undersigned, a Notary Public, for personally known to me to be the Mainstrument, appeared before me this the said instrument as his free and therein set for the including the release	mager of Grantor a day in person, and voluntary act on l	and whose name is su d acknowledged that behalf of Grantor, fo	bscribed to the foregoing he signed and delivered or the uses and purposes
Given under my hand and se	al on Dec	<u>9</u> , ₂₀₀₉ .	
O/x			
4		AZ	
9)	Notary	Public 1	
Send Future Tax Bills To:	0/		1
Enily Common Penn	3 walter i	Penn	
1134 W. Granville # Chicago, 12 60660	919	240	
) <i> </i>		CITY OF CHICA	GO REAL ESTATE
	CITY TAX	JK 71	TRANSFER TAX
	CITY		7 8 0262500
		REAL ESTATE TRANSACTION DEPARTMENT OF REVENUE	# FP 102807
		j	
		TE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	TE TAX	JAN7.10	00
	STATE		B 0025000
	REAL E Depar	STATE TRANSFER TAX	# FP 102804
			_
		REAL ESTATE TRANSACTI	REAL ESTATE
	>+ >+ >+ >+ >+ >+ >+ >+ >+ >+ >+ >+ >+ >	in l	IRANSPER IAX
	<u> </u>	JANX.	图 0012500

FP 102810

1001205226D Page: 3 of 4

UNOFFICIAL COPY

EXHIBIT A

UNIT 919 AND P- AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-374, 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 EASEMEN (S) 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 S NO. 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

1001205226D Page: 4 of 4

UNOFFICIAL COPY

SUBJECT TO:

- general real estate taxes not due and payable at the time of closing; **(1)**
- the Illinois Condominium Property Act; **(2)**
- the provisions, conditions, covenants, restrictions, options, assessments, and (3) easements created by the Declaration of Condominium recorded on November 14, 2008 as document no. 0831945102 and any amendments thereto.
- the covenants, conditions and restrictions contained in the Declaration of Covenants, (4) 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.
- applicate coning and building laws and ordinances; (5)
- covenants, anditions, 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 an /. whether recorded or unrecorded. (8)

