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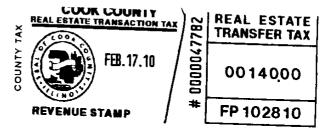
After Recording Return To:	
DANA C. Siragusa	1225512254D
1961 N. Fremont, 2F	Doc#: 1005512059 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee:\$10.00
Chicago IL 60014	Cook County Recorder of Deeds
	Date: 02/24/2010 09:48 AM Pg: 1 of 4
Prepared by:	
Leads C. Famall. Fam.	
Joseph S. Farrell, Esq. 3728 North Scurport	
Chicago, Illinois 50613	
Chicago, minois 30013	
Property Common AdJress:	
1134 West Granville	
Unit 909 and P-465 369	
Chicago, Illinois 60660	
58083012 SPECIAL WARR	LANTY DEED
0/	
	LLC, an Illinois limited liability company, as
successor by merger to Broadville Retail, LLC, an I	
is 3728 North Southport, Chicago, Illinois 60613,	
hand paid, conveys and transfers to Grantee, EDW	ARD P. FLAHERIY, a single person, whose
address is 1134 W. Granville, Unit 909, Chicago, II	2 00000, any and an orns right, title and interest
in the real estate situated in the County of Cook,	State of filmois which is legally described as
follows:	
See Exhibit A att	tached hereto
Dec Lameou 11 au	defice for ero
hereby releasing and waiving all rights under and by	y virtue of the Homestead Exemption Laws of the
State of Illinois, but subject to the exceptions and r	provisions set forth on Exhibit 2.
, ,	$O_{\mathcal{K}_{\bullet}}$
. /	
Dated: February, 2010	
·	Broadville Condominiums, LLC
	By:
STEWART TITLE COMPANY	Its: Manager
2055 W. Army Trail Road, Suite 110	
Addison, IL 60101	
630-889-4000	

4KM

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STATE OF ILLINOIS COUNTY OF COOK)) SS)	OFFICIAL SEAL JOSEPH FARRELL NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES: 10/15/12
personally known to me to instrument, appeared befor the said instrument as his	be the Manager of e me this day in p free and voluntar	County and State, hereby certifies that William J. Platt, f Grantor and whose name is subscribed to the foregoing person, and acknowledged that he signed and delivered ry act on behalf of Grantor, for the uses and purposes vaiver of all homestead rights.
Giver, on ler my ha	nd and seal on _/	Feb 4, 2010.
900	Ž	Notary Fublic
Send Future Tax Bills To:	Ox	
Edward P. Flahe 1134 W. Granville & Chicago, IL Coxo	<u>vty</u> 1909 160	CITY OF CHICAGO REAL ESTATE TRANSFER TAX PB. 17.10 CITY OF CHICAGO REAL ESTATE TRANSFER TAX 02940.00
		REAL ESTATE TRANSACTION TAX # FP 102807
		STATE OF ILLINOIS PREAL ESTATE
		FEB.17.10 TRANSFER TAX 00280.00



#

REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

FP102304

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EXHIBIT A

UNIT 909 AND P-389 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-364, 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 NO. ORGANICO 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:

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, main enance and repair, liens, etc., arbitration, condemnation, antennae and zoning.

applicable zoning and building laws and ordinances; (5)

- covenants, conditions, easements, encroachments and restrictions of record; (6)
- acts done of surfered by Purchaser or anyone claiming by, through or under **(7)** Purchaser; and wheth.

utility easements, if any, whether recorded or unrecorded. (8)