# **UNOFFICIAL COPY**

After Recording Return To:

Mark S. Wheeler, Esq. 828 West grace Street #405 (Miesgo; IL 60613 [8][Z3][26530

Doc#: 1012312053 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/03/2010 10:33 AM Pg: 1 of 3

Prepared by:

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

Property Common A.Jdress:

1134 West Granville Unit 1218 and P-317 Chicago, Illinois 60660

6097021/2

## SPECIAL WARRANTY DEED

The Grantor, Broadville Condomicisms, 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, MAR TIN BROWN, a single person, whose address is 1134 W. Granville, Unit 1218, 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 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 or Exhibit A.

Broadville Condominiums, LLC

Its: Manager

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

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| STATE OF ILLINOIS | ) | )  | OFFICIAL SEAL<br>JOSEPH FARRELL                                     |
|-------------------|---|----|---|
| COUNTY OF COOK    | ) | SS | NOTARY PUBLIC - STATE OF ILLINOIS<br>MY COMMISSION EXPIRES:10/15/12 |
| COUNTION          | , |    | ······································                              |

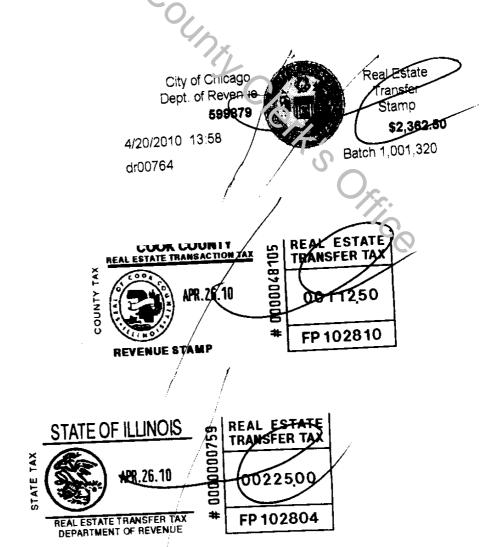
The undersigned, a Notary Public, for said County and State, hereby certifies that William J. Platt, personally known to me to be the Manager of Grantor and whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the said 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.

Giver under my hand and seal on April 16, 2010.

Notary Public

Send Future Tax Bills To:

Martin T. Brown
1134 West Granville #1218
Chicago, IL 60660



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#### EXHIBIT A

UNIT 1218 AND P-317 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-230, 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.

GRANTCK 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 GE 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 T, 3 WAL 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 |
|                     |               |