UNOFFICIAL COP

After Recording Return To:

CHICAGO IL 60660

Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 06/09/2010 09:50 AM Pg: 1 of 3

Doc#: 1016004094 Fee: \$40.00

Prepared by:

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

Property Common Address:

1134 West Granville Unit 507 and P-323 Chicago, Illinois 60660

5755hi 12

SPECIAL WARRANTY DEED

The Grantor, Broadville Condominisms, LLC, an Illinois limited liability company, as successor by merger to Broadville Retail, LLC, an Il inois 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, CHARMAINE DANGUILAN, a single person, whose address is 1134 W. Granville, Unit 507, Chicago, IL 60060. 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 Faremption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on Exhibit A

Dated: June ________, 2010

Broadville Condominiums, LLC

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

-- 1016004094D Page: 2 of 3

UNOFFICIAL COPY

STATE OF ILLINOIS

)
SS

COUNTY OF COOK

OFFICIAL SEAL
JOSEPH FARRELL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES: 10/15/12

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 _____, 2010

Notary Rublic

Send Future Tax Bills To:

CHARMAINE DANGULLAN 1134 W GRANVILLE UNIT 507 CHICAGO, 11 60660

> City of Chicago Dept. of Revenue 601403

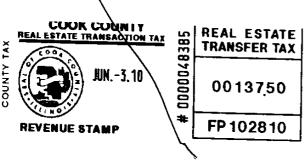
6/1/2010 13:03

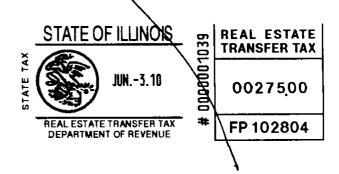
dr00111

Real Estate Transfer Stamp

\$2,887.50

Batch 1,178,853





-1016004094D Page: 3 of 3

UNOFFICIAL COPY

EXHIBIT A

UNIT 507, P-323 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-276, 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.

GRANTON ALSO GRANTS TO GRANTEE, ITS SUCCESSOR AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED HEREIN, THE RIGHTS AND LASEMENTS 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 WAS.
OLINATORIAL CORRECTIONS
ORIGINAL CORRECTIONS
O CONDOMINIUM, AND THEREFORE THEFE WAS NO RIGHT OF FIRST REFUSAL.

P.I.N.(s):

14-05-204-011
14-05-204-009
14-05-204-010
14-05-204-008
14-05-204-012
14-05-204-013
14-05-204-014
14-05-204-007