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After Recording Return To: (hassan Park IL

Doc#: 1021712057 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee:\$10,00 Cook County Recorder of Deeds Date: 08/05/2010 09:46 AM Pg: 1 of 3

Prepared by:

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

Property Common Address:

1134 West Granville Unit 614 and P-442 Chicago, Illinois 60660

5158511/

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 60615, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, GHASSAN ABDALLAH, a single person, whose address is 1134 W. Granville, Unit 614, Chicago, IL 60650, 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:

1 and Guha Abdallah

See Exhibit A attached hereto fat as Joint tenants:

hereby releasing and waiving all rights under and by virtue of the Homestew Exemption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on Ext ibit A.

Dated: July 21, 2010

Broadville Condominiums, LLC

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

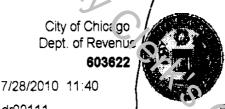
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STATE OF ILLINOIS)	SS	OFFICIAL SEAL JOSEPH FARRELL
COUNTY OF COOK)	33	NOTARY PUBLIC - STATE OF ILLINOIS MY COMMISSION EXPIRES:10/15/12

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 ____ or cook county

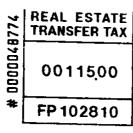
Send Future Tax Bills To:

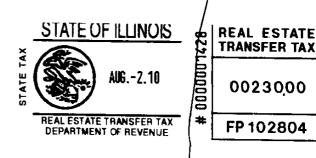


Real Estate Transfer Stamp \$2,415.00

Batch 1,579,683 dr00111

COUR COUNTY
ESTATE TRANSACTION TAX 0000048774 AUG.-2.10 REVENUE STAMP





1021712057D Page: 3 of 3

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EXHIBIT A

UNIT 614, P-442 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-245, 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 VAS Clarks Office CONDOMINIUM, AND THEREFORE THEPF 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