

# UNOFFICIAL COPY

After Recording Return To:

RYAN LAW GROUP, LLC  
1030 W. WRIGHTWOOD #H  
CHICAGO, IL 60614

Prepared by:

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



Doc#: 1023640099 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/24/2010 03:21 PM Pg: 1 of 3

Property Common Address:

1134 West Granville  
Unit 1116 and P-466  
Chicago, Illinois 60660

617370 1/1

## 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 Grantee, the SANDRA J. PENNIPEDE TRUST DATED AUGUST 19, 1994, whose address is 1134 W. Granville, Unit 1116, 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 on *Exhibit A*

Dated: August 11, 2010

Broadville Condominiums, LLC

By: [Signature]  
Its: Manager

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


S Y  
P 3  
S      
SC Y  
INT 0.7

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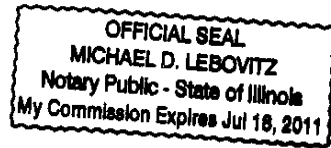
STATE OF ILLINOIS     )  
                                   )     SS  
 COUNTY OF COOK        )

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 August 11, 2010.

  
 \_\_\_\_\_  
 Notary Public

Send Future Tax Bills To:  
Sandra Penelope Trust  
1134 W. GRANVILLE  
# 1116  
CHICAGO, IL 60660



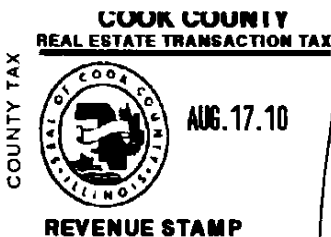
City of Chicago  
 Dept. of Revenue  
**604137**

8/12/2010 11:24  
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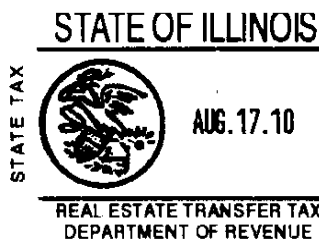


Real Estate  
 Transfer  
 Stamp

**\$1,575.00**  
 Batch 1 664,281



# 0000048826	REAL ESTATE TRANSFER TAX
	0007500
	FP 102810



# 0000001480	REAL ESTATE TRANSFER TAX
	0015000
	FP 102804

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## EXHIBIT A

UNIT 1116, P-466 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-200, 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 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