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After Recording Return To:

ANGELA KOCONIS-GIBSON, ESQ
4854 N. KEDVALE
CHICAGO IL 60630

Doc#: 1028505024 Fee: \$40.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/12/2010 09:09 AM Pg: 1 of 3

Prepared by:

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

Property Common Address:

1134 West Granville
Unit 704 and P-457
Chicago, Illinois 60660

619888 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 Grantees, ERIN DEWITT and NANCY HEITRITTER, as Joint Tenants with Rights of Survivorship and NOT as Tenants in Common, whose address is 1134 W. Granville, Unit 704, 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 1*.

Dated: September 24, 2010

Broadville Condominiums, LLC

By:
Its: Manager

STEWART TITLE COMPANY
2055 W. Army Trail Road, Suite 110
Addison, IL 60101
630-889-4600

S Y
P 3
S N
SC Y
INT TD


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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 Sept 24, 2010.



Notary Public


Send Future Tax Bills To:

Erin DeWitH
1134 W. Granville #704
Chicago IL 60660


City of Chicago
Dept. of Revenue
605569
9/29/2010 13:32
dr00198



Real Estate
Transfer
Stamp
\$2,100.00
Batch 1,871,123

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX
SEP. 30. 10
REVENUE STAMP

0000049078
REAL ESTATE
TRANSFER TAX
0010000
FP102810

STATE TAX

STATE OF ILLINOIS
SEP. 30. 10
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000001702
REAL ESTATE
TRANSFER TAX
0020000
FP 102804

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EXHIBIT A

UNIT 704, P-457 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-255, 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