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After Recording Return To:

ANGELA KOCONIS-GIBSON, ESQ 4854 N. KEDVALB CHICAGO #L 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

419888

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 OcWITT 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 Homestean Exemption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on Exh bit 1.

Dated: September 24, 2010

Broadville Condominiums, LLC

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

UNOFFICIAL CO

STATE OF ILLINOIS))) SS	OFFICIAL SEAL JOSEPH FARRELL NOTARY PUBLIC - STATE OF ILLINOIS
COUNTY OF COOK)		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 Sept 24

Send Future Tax Bills To:

20 COOF Erin DeWitt 1134 W. Granville # 704 Chicago 1L 60660

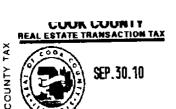
City of Chicago Dept. of Revenue 605569

9/29/2010 13:32

dr00198

Red Estate Transfer Stamp \$2,100.00

Batch 1,871,123

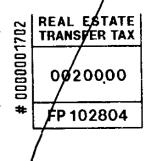


REVENUE STAMP





C/O/A/S O/A/CO



1028505024D Page: 3 of 3

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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 EASENENTS 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 MAS CONDOMINIUM, AND THEREFORE THERF 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