

# UNOFFICIAL COPY

After Recording Return To:

Felipe Gonzalez  
6839 W. North Ave  
Chicago IL 60658

Prepared by:

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



Doc#: 1127733075 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 10/04/2011 11:00 AM Pg: 1 of 3

Property Common Address:

1134 West Granville  
Unit 615 and P-439  
Chicago, Illinois 60660

## 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, AMAPOLA P. HANSBERGER REVOCABLE TRUST, whose address is 111 Cherry Creek Circle, Winter Springs, FL 32708, 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

Stc 630293  
J.H.H.

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: September 7, 2011

Broadville Condominiums, LLC

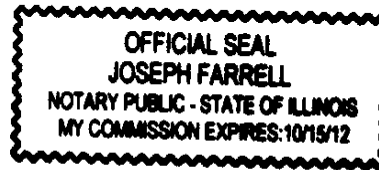
By: [Signature]  
Its: Manager

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

S Y  
P 3  
S N  
SC Y  
INT [Signature]

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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 7, 2011.

*[Signature]*  
 \_\_\_\_\_  
 Notary Public

Send Future Tax Bills To:

AMAPOLA HANSBEIGER  
1134 W. GRANVILLE APTS  
Chicago IL 60660

CITY OF CHICAGO

CITY TAX



SEP. 26 11

REAL ESTATE TRANSACTION TAX  
 DEPARTMENT OF REVENUE

# 0000029917

REAL ESTATE TRANSFER TAX
0257250
FP 102807

COOK COUNTY  
REAL ESTATE TRANSACTION TAX

COUNTY TAX



SEP. 26. 11

REVENUE STAMP

# 0000001465

REAL ESTATE TRANSFER TAX
0012250
FP 102810

STATE OF ILLINOIS

STATE TAX



SEP. 26. 11

REAL ESTATE TRANSFER TAX  
 DEPARTMENT OF REVENUE

# 0800003614

REAL ESTATE TRANSFER TAX
0024500
FP 102804

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## EXHIBIT A

UNIT 615 AND P-439 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-240, 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):**

14-05-204-028-1035

14-05-204-028-1405