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After Recording Return To:

Chris Koczward
5832 S. Archer Ave.
Under Ave. Suite
Chicago, IL 60638

Doc#: 1128740085 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/14/2011 04:03 PM Pg: 1 of 4

Prepared by:

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

Property Common Address:

1134 West Granville
Unit 612 and P-472
Chicago, Illinois 60660

SPECIAL WARRANTY DEED

STC575855
10/2

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, DEANNA KOZAROV, ~~single person~~, whose address is 1134 W. Granville, Unit 612, 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:

*** AND EUTIM KOZAROV, HUSBAND + WIFE, AS TENANTS BY ENTIRETY**
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: September 23, 2011

Broadville Condominiums, LLC

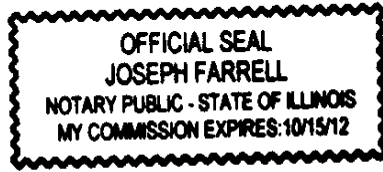
STEWART TITLE COMPANY
2855 West Army Trail Road, Suite 110
Addison, IL 60101
630-889-4000

By: [Signature]
Its: Manager

S - Y
P - 4
S - N
SC - Y
INT - D


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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 23, 2011.




Notary Public

Send Future Tax Bills To:
Danna Kozarov
1134 West Granville
Unit 612
Chicago, IL 60660

CITY TAX

CITY OF CHICAGO



OCT. 6.11


REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

8000029946

REAL ESTATE TRANSFER TAX
01575.00
FP 102807

COUNTY TAX

COOK COUNTY
REAL ESTATE TRANSACTION TAX



OCT. -6.11


REVENUE STAMP

000001541

REAL ESTATE TRANSFER TAX
00075.00
FP 102810

STATE TAX

STATE OF ILLINOIS



OCT. -6.11

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

000003690

REAL ESTATE TRANSFER TAX
00150.00
FP 102804

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EXHIBIT A

UNIT 612 AND P-472 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-242, 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):

14-05-204-028-1032

14-05-204-028-1438

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SUBJECT TO:

- (1) general real estate taxes not due and payable at the time of closing;
- (2) the Illinois Condominium Property Act;
- (3) the provisions, conditions, covenants, restrictions, options, assessments, and easements created by the Declaration of Condominium recorded on November 14, 2008 as document no. 0831945102 and any amendments thereto.
- (4) the covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements recorded as document no. 0831210044 and any amendments thereto, relating to, among other things: easements, the association, structural support, building services, compliance with laws, taxes, insurance, maintenance and repair, liens, etc., arbitration, condemnation, antennae and zoning.
- (5) applicable zoning and building laws and ordinances;
- (6) covenants, conditions, easements, encroachments and restrictions of record;
- (7) acts done or suffered by Purchaser or anyone claiming by, through or under Purchaser; and
- (8) utility easements, if any, whether recorded or unrecorded.

provided the aforementioned do not interfere with the Purchaser's intended use of the property as a single family condominium home

Cook County Clerk's Office