

# UNOFFICIAL COPY



After Recording Return To:

SALVINA ILEA  
1134 W Granville # 712  
Chicago IL 60660

Doc#: 1134929062 Fee: \$40.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 12/15/2011 11:40 AM Pg: 1 of 3

Prepared by:

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

Property Common Address:

1134 West Granville  
Unit 712 and P-349  
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, SALVINA ILEA, a single person, whose address is 1134 W. Granville, Unit 712, 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

STC 637625  
1 of 2

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: November 16, 2011

Broadville Condominiums, LLC

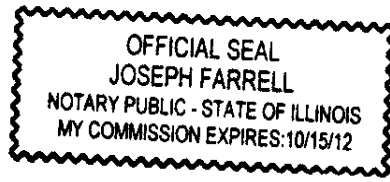
By: Z. Blitt  
Its: Manager

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

S Y  
P 3  
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SC X  
INT CP

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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 Nov 16, 2011.


  
Notary Public

Send Future Tax Bills To:

Salvina Lee  
1137 W. Granville #712  
Chicago IL 60668

CITY TAX

**CITY OF CHICAGO**



NOV. 21. 11


REAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

# 0000030002

REAL ESTATE TRANSFER TAX
0 1575.00
FP 102807

COUNTY TAX

**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX



NOV. 21. 11


REVENUE STAMP

# 0000001731

REAL ESTATE TRANSFER TAX
00075.00
FP 102810

STATE TAX

**STATE OF ILLINOIS**



NOV. 21. 11

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000003880

REAL ESTATE TRANSFER TAX
00150.00
FP 102804

# UNOFFICIAL COPY

## EXHIBIT A

UNIT 712 AND P-349 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-265, 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):**

14-05-204-028-1052

14-05-204-028-1315