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1228318085

After Recording Return To:

Robert Guzaldo & Assoc.
6650 N. Northwest Hwy
Chicago IL 60631

Doc#: 1228318085 Fee: \$44.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 10/09/2012 03:05 PM Pg: 1 of 4

Prepared by:

Joseph S. Farrell, Esq.
4725 N. Western Avenue
Suite 220
Chicago, Illinois 60625

Property Common Address:

1134 West Granville
Unit 701 and P-384
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 4725 N. Western Avenue, Suite 220, Chicago, Illinois 60625, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, RYAN D. STRAUS, a single person, whose address is 1134 W. Granville, Unit 701, 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:

240577552
113

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 7, 2012

Broadville Condominiums, LLC

By: E. Lent
Its: Manager

City of Chicago
Dept. of Finance
629617



Real Estate
Transfer
Stamp
\$1,690.50

Batch 5,365,587

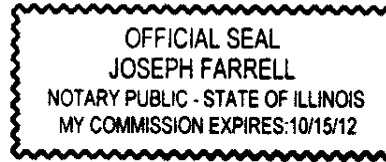
10/4/2012 14:52

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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.

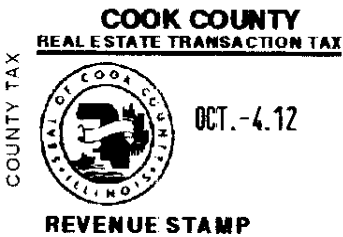
Given under my hand and seal on Sept 7, 2012.



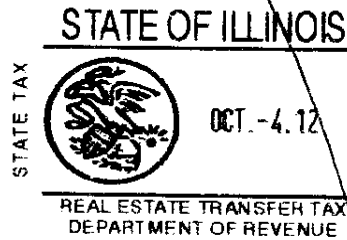
Notary Public

Send Future Tax Bills To:

Ryan D. Straws
1134 W. Granville Ave, Unit 701
Chicago IL 60660



# 0000011474	REAL ESTATE TRANSFER TAX
	0008050
	FP 103042



# 0000011618	REAL ESTATE TRANSFER TAX
	0016100
	FP 103037

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EXHIBIT A

UNIT 701 AND P-384 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-261, 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):

14-05-204-028-1041

14-05-204-028-1350

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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