

# UNOFFICIAL COPY



After Recording Return To:

ROZMEEN SHIVJI  
P.O BOX 480185  
NILES, IL 60714

Doc#: 1307934038 Fee: \$44.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 03/20/2013 01:55 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 711 and P-445  
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, ROZMEEN SHIVJI, a single person, whose address is 1134 W. Granville, Unit 711, 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 Homestead Exemption Laws of the State of Illinois, but subject to the exceptions and provisions set forth on *Exhibit A*.

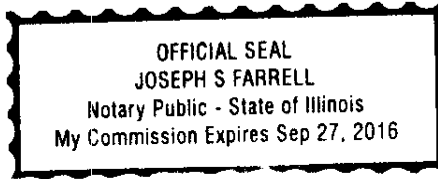
Dated: March 15, 2013

Broadville Condominiums, LLC

By:   
Its: Manager

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STATE OF ILLINOIS )  
 )  
COUNTY OF COOK ) SS



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 March 15, 2013.

*Joseph S. Farrell*  
Notary Public

Send Future Tax Bills To:

ROZMEEN SHIVJI PO BOX 480185  
NILES, IL 60714

City of Chicago  
Dept. of Finance  
639484



Real Estate  
Transfer  
Stamp  
\$2,089.50

Batch 6,088,122

3/20/2013 12:53  
dr00193

STATE TAX  
STATE OF ILLINOIS



MAR. 20. 13

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000013828

REAL ESTATE TRANSFER TAX
0019900
FP 103037

COUNTY TAX  
COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR. 20. 13

REVENUE STAMP

# 0000013686

REAL ESTATE TRANSFER TAX
0009950
FP 103042

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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

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## EXHIBIT A

UNIT 711 AND P-445 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-223, 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.

**P.I.N.(s):**

14-05-204-028-1051

14-05-204-028-1411