## **UNOFFICIAL COPY**

After Recording Return To:

JOHN M. GALICH, ESQ. 1010 SORIE BLND, 54370 OALL BROOK, IL 60523 13191*2*9661D

Doc#: 1319129061 Fee: \$44.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 07/10/2013 03:13 PM Pg: 1 of 4

Prepared by:

Joseph S. Farrell, Esq. 4725 N. Wastern Avenue Suite 220 Chicago, Illinois 63625

Property Common Address:

1134 West Granville Unit 501 and P-478 Chicago, Illinois 60660

#### SPECIAL VARRANTY DEED

The Grantor, Broadville Condominiums, L.C., 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 63625, for and in consideration of TEN DOLLARS in hand paid, conveys and transfers to Grantee, LEVIN M. KOZELUH, a single person, whose address is 1134 W. Granville, Unit 501, Chicago, IL 60360, any and all of its right, title and interest in the real estate situated in the County of Cook, State of Primois 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: June 21, 2013

Broadville Condominiums, LLC

Its: Manager

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STATE OF ILLINOIS COUNTY OF COOK	) ) SS )	OFFICIAL SEAL JOSEPH S FARRELL Notary Public - State of Illinois My Commission Expires Sep 27, 2016	
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 nero	OF COL	ne 21, 2013.	<del></del>
Send Future Tax Bills To:    CEVIN M.   LOZI   1134 W. GRANT   CHICAGO, EL 60	ECUH VINCE, UNIT	04/2	
	City of Chicago Dept. of Finance <b>647576</b> 0/2013 14:06	Real Estate Transfer Stamp \$1,785.00  Batch 6,732,445	Sc.
OF ILLINOIS SE REAL	ESTATE SEED TAY	COOK COUNTY  REAL ESTATE TRANSACTION TAX	REAL ESTATE

# 0000015

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STATE TAX

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REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE 0,0170,00

FP 103037

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#### **EXHIBIT A**

UNIT 501 AND P-478, 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 FASEMENTS 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 AT LL

Clarks

Office WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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

14-05-204-028-1001 14-05-204-028-1444

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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.
- 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, so ructural 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 condomic turn home