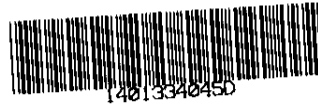


# UNOFFICIAL COPY



Prepared By, and  
After Recording Return To:

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

Doc#: 1401334045 Fee: \$50.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/13/2014 02:09 PM Pg: 1 of 7

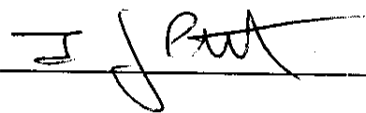
## WARRANTY DEED

The Grantor, Broadville Condominiums, 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, Broadville, LLC, an Illinois limited liability company, whose address is 4725 N. Western Avenue, Suite 220, Chicago, Illinois 60625, 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*.

EXEMPT UNDER REAL ESTATE TRANSFER TAX LAW 35 ILCS 200/31-45(e).

  
\_\_\_\_\_

Dated: October 31, 2013


Broadville Condominiums, LLC

City of Chicago  
Dept. of Finance  
659237



Real Estate  
Transfer  
Stamp

\$0.00

By:   
Its: Manager

1/13/2014 13:51  
dr00347

Batch 7,544,230

4 of 6 Grant / 3000031839

Property of Cook County Clerk's Office

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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 October 31, 2013.

Sheri A. Winiarski  
 Notary Public

Send Future Tax Bills To:

Broadville, LLC  
 c/o William J. Platt  
 4725 N. Western Avenue  
 Suite 220  
 Chicago, IL 60625



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## EXHIBIT A

PARKING SPACES:

P.I.N.:

P-001	14-05-204-028-1161
P-002	14-05-204-028-1162
P-003	14-05-204-028-1163
P-004	14-05-204-028-1164
P-005	14-05-204-028-1165
P-006	14-05-204-028-1166
P-101	14-05-204-028-1167
P-102	14-05-204-028-1168
P-103	14-05-204-028-1169
P-104	14-05-204-028-1170
P-105	14-05-204-028-1171
P-106	14-05-204-028-1172
P-107	14-05-204-028-1173
P-108	14-05-204-028-1174
P-109	14-05-204-028-1175
P-110	14-05-204-028-1176
P-111	14-05-204-028-1177
P-112	14-05-204-028-1178
P-113	14-05-204-028-1179
P-114	14-05-204-028-1180
P-115	14-05-204-028-1181
P-116	14-05-204-028-1182
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P-118	14-05-204-028-1184
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P-131	14-05-204-028-1197
P-132	14-05-204-028-1198
P-133	14-05-204-028-1199
P-134	14-05-204-028-1200
P-135	14-05-204-028-1201

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P-136	14-05-204-028-1202
P-137	14-05-204-028-1203
P-138	14-05-204-028-1204
P-139	14-05-204-028-1205
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P-146	14-05-204-028-1212
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P-148	14-05-204-028-1214
P-149	14-05-204-028-1215
P-150	14-05-204-028-1216
P-151	14-05-204-028-1217
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P-153	14-05-204-028-1219
P-154	14-05-204-028-1220
P-155	14-05-204-028-1221
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P-158	14-05-204-028-1224
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P-160	14-05-204-028-1226
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P-176	14-05-204-028-1242
P-177	14-05-204-028-1243
P-178	14-05-204-028-1244
P-179	14-05-204-028-1245
P-180	14-05-204-028-1246

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P-181	14-05-204-028-1247
P-182	14-05-204-028-1248
P-183	14-05-204-028-1249
P-184	14-05-204-028-1250
P-185	14-05-204-028-1251
P-186	14-05-204-028-1252
P-187	14-05-204-028-1253
P-188	14-05-204-028-1254
P-189	14-05-204-028-1255
P-190	14-05-204-028-1256
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P-194	14-05-204-028-1260
P-195	14-05-204-028-1261
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P-197	14-05-204-028-1263
P-198	14-05-204-028-1264
P-199	14-05-204-028-1265
P-200	14-05-204-028-1266
P-324	14-05-204-028-1290
P-327	14-05-204-028-1293
P-358	14-05-204-028-1324
P-385	14-05-204-028-1351
P-394	14-05-204-028-1360

TOGETHER WITH EACH 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.

**Common Addresses:**

6201-6223 N. Broadway, Chicago, Illinois  
 1122-1148 W. Granville, Chicago, Illinois

# UNOFFICIAL COPY

**SUBJECT TO:**

- (1) general real estate taxes not due and payable;
- (2) the covenants, conditions and restrictions contained in the Declaration of Covenants, Conditions, Restrictions and Easements dated November 3, 2008 and 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.
- (3) applicable zoning and building laws and ordinances;
- (4) covenants, conditions, easements, encroachments and restrictions of record;
- (5) unrecorded leases, if any; and
- (6) utility easements, if any, whether recorded or unrecorded.

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated: October 31, 2013

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me this 31st day of October, 2013.

Notary Public [Handwritten Signature]



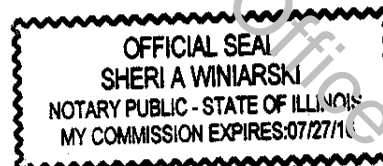
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated: October 31, 2013

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me this 31st day of October, 2013.

Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

*(Attach to Deed or ABI to be recorded in Cook County, Illinois, if exempt under the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)*