

# UNOFFICIAL COPY

After Recording Return To:



Jerome Jakubco  
2224 W. Irving Park Road  
Chicago, IL 60618

Doc#: 1402429099 Fee: \$46.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Affidavit Fee: \$2.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 01/24/2014 03:27 PM Pg: 1 of 5

Prepared by:

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

Property Common Address:

1134 West Granville  
Unit 1017 and P-381 and P-382  
Chicago, Illinois 60660

## **CORRECTING DEED** **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, PHILIP C. SCHULTER, a single person, whose address is 1134 W. Granville, Unit 1017, 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*.

**NOTE: THIS DEED IS BEING RERECORDED TO CORRECT THAT CERTAIN SPECIAL WARRANTY DEED DATED SEPTEMBER 29, 2009 AND RECORDED ON NOVEMBER 5, 2009 AS DOCUMENT NO. 0930926036; THE CORRECTION BEING THE ASSIGNMENT OF THE STORAGE UNIT NO. IN THE LEGAL DESCRIPTION.**

Tax-exempt under provisions of Section 31-45, paragraph \_\_\_\_\_ of the Illinois Recordation and Transfer Tax Act.

Seller

City of Chicago  
Dept. of Finance  
659969



Real Estate  
Transfer  
Stamp

\$0.00

1/24/2014 15:14

dr00198

Batch 7.591,070

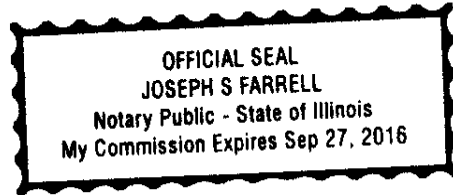
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Dated: January 6, 2014

Broadville Condominiums, LLC

By: [Signature]  
Its: Manager

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 Jan 6, 2014.

[Signature]  
Notary Public

Send Future Tax Bills To:

Philip C. Schuler  
1134 N Grandville #107  
Chicago IL 60640

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## EXHIBIT A

UNIT 1017 AND P-381 AND P-382 AND THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE S-235, 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):**

Parcel 1:	14-05-204-011
Parcels 2 and 3:	14-05-204-009
Parcels 4 and 5:	14-05-204-010
Parcels 6, 7 and 8:	14-05-204-008
Parcel 9:	14-05-204-012
Parcel 10:	14-05-204-013
Parcel 11:	14-05-204-014
Parcel 12:	14-05-204-007

### **NEW P.I.N.:**

<b>UNIT 1017:</b>	<b>14-05-204-028-1117</b>
<b>P-381:</b>	<b>14-05-204-028-1347</b>
<b>P-382:</b>	<b>14-05-204-028-1348</b>

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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.

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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: January 6, 2014

Signature: [Handwritten Signature] Grantor or Agent

Subscribed and sworn to before me  
By the said grantor's agent  
This 6th day of Jan, 2014  
Notary Public [Handwritten Signature]

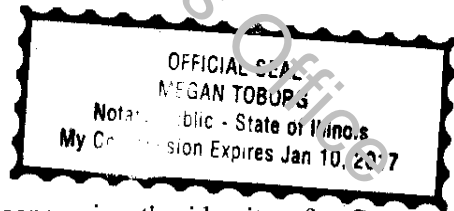


The Grantee or his Agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed or Assignment of Beneficial Interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: January 6, 2014

Signature: [Handwritten Signature] Grantee or Agent

Subscribed and sworn to before me by the  
said grantee's agent  
This 6th day of Jan, 2014  
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.)