

UNOFFICIAL COPY

PIN: 14-05-204-028-1324

Commonly Address:
1134 W. Granville, P-358
Chicago, IL 60660

Prepared By:
Erwin Law
4043 N. Ravenswood St 208
Chicago, IL 60613

Return/Tax Bills to:
Nolan Chun
1134 W. Granville, #709
Chicago, IL 60660

16344450650

Doc# 1634445065 Fee \$42.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

AFFIDAVIT FEE: \$2.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/09/2016 01:04 PM PG: 1 OF 3

10/1
20162460
Cogn



Executive Land Title
7794 N. Milwaukee
Niles, IL 60714

SPECIAL WARRANTY DEED

The Grantor, **Broadville LLC**, an Illinois limited liability company, of the City of Chicago, County of Cook, State of Illinois, for Ten (\$10.00) and other good and valuable consideration, in hand paid, conveys with special limited warranties to:

Nolan Chun whose address is 1134 W. Granville, #709, the Grantee, Chicago, IL 60660

all interest in the real estate situated in the County of Cook in the State of Illinois legally described and subject to the exceptions set forth on Exhibit A hereto, and hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Law of the State of Illinois.

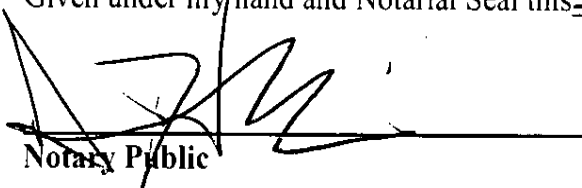


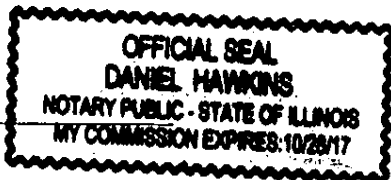
12-5-16
Date

Broadville, LLC
By: William J. Platt, Its Manager

I, the undersigned, a Notary Public, in and for said County and State aforesaid, certify that William J. Platt, as Manager of Broadville, LLC, an Illinois limited liability company, personally known to me to be the same person(s) whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instruments as his free and voluntary act and as the free and voluntary act of Broadville, LLC for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 5th day of December, 2016.


Notary Public



My commission expires _____

CORD REVIEW 

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Property of Cook County Clerk's Office

REAL ESTATE TRANSFER TAX 09-Dec-2016



CHICAGO:	150.00
CTA:	60.00
TOTAL:	210.00 *

14-05-204-028-1324 | 20161201688280 | 2-128-488-640

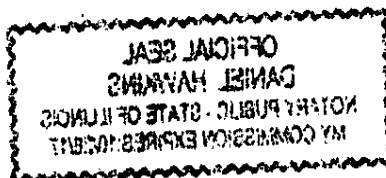
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 09-Dec-2016



COUNTY:	10.00
ILLINOIS:	20.00
TOTAL:	30.00

14-05-204-028-1324 | 20161201688280 | 1-462-806-720



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EXHIBIT A

Legal Description

PARKING SPACE P-358, 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 SUCCESSORS 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 HEREIN. THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

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Subject to the following:

(1) general real estate taxes not due and payable at the time of closing; (2) applicable zoning and building laws and ordinances and other ordinances of record; (3) encroachments, if any; (4) acts done or suffered by Grantee or anyone claiming by, through or under Grantee; (5) utility easements, if any, whether recorded or unrecorded; (6) covenants, conditions, restrictions, easements, declarations and agreements of record; (7) matters, restrictions, duties, and encumbrances set forth in the Condominium Declaration recorded as document number 0831945102; (8) matters, restrictions, duties, and encumbrances set forth in the Declaration of Covenants, Conditions, Restrictions, and Easements, dated November 3, 2008 and recorded November 7, 2008, as document number 0831210044.