

UNOFFICIAL COPY

PINs: 14-05-204-028-1302
14-05-204-028-1351
14-05-204-028-1360

Common Address:
1134 W. Granville Ave.
P-336, P-385, P-394
Chicago, IL 60660

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

Return/Tax Bills to:
Granville Condominium Assoc.
1134 W. Granville Ave.
Chicago, IL 60660



Doc# 1810745039 Fee \$42.00

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

AFFIDAVIT FEE: \$2.00


KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS


DATE: 04/17/2018 11:56 AM PG: 1 OF 3

QUITCLAIM DEED

The Grantors, **Broadville LLC** and **Broadville Condominiums, LLC** both Illinois limited liability company, both 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 and quitclaims to **Granville Condominium Association**, an Illinois not-for-profit corporation, whose address is 1134 W. Granville Ave Chicago, Illinois, as the Grantee, any and all of Grantors' interest in the real estate situated in the County of Cook in the State of Illinois legally described 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.



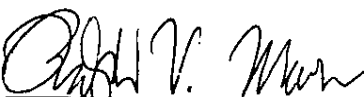
Broadville, LLC
By: William J. Platt, Its Manager



Broadville Condominiums, 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, and manager of Broadville Condominiums, 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 Grantors for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

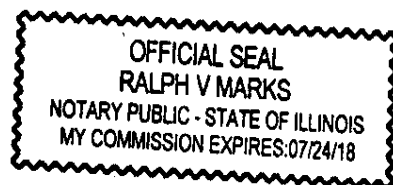
Given under my hand and Notarial Seal this 14 day of December, 2018.



Notary Public

A00123902
Mmm lal

My commission expires 7/24/18



S ✓
P 399
S N
SC ✓
INT ✓

UNOFFICIAL COPYExhibit ALEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBERS P-336, P-385 AND P-394 IN THE GRANVILLE CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

LOTS 1 TO 5, INCLUSIVE, TOGETHER WITH ALL OF THE PRIVATE ALLEY ADJOINING SAID LOTS IN THE RESUBDIVISION OF LOT 15, 16, AND 17 OF BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, TOGETHER WITH LOTS 13, 14, 18 AND 19, EXCEPT THE NORTH 20.00 FEET OF SAID LOT 19 IN SAID BLOCK 5 OF COCHRAN'S SECOND ADDITION, TOGETHER WITH ALL OF THE EAST - WEST 15 FOOT VACATED ALLEY AND PART OF THE NORTH - SOUTH 20 FOOT VACATED ALLEY PER ORDINANCE PASSED APRIL 26, 2006 IN BLOCK 5 IN COCHRAN'S SECOND ADDITION TO EDGEWATER, SAID ADDITION BEING A SUBDIVISION OF THE EAST 1/2 OF (EXCEPT THE WEST 1320 FEET OF THE SOUTH 1913 FEET AND EXCEPT RAILROAD) SECTION 5, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0831945102; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS DATED NOVEMBER 3, 2008 AND RECORDED NOVEMBER 7, 2008 AS DOCUMENT 0831210044 MADE BY BROADVILLE CONDOMINIUMS, LLC AND BROADVILLE RETAIL, LLC.

GRANTOR ALSO GRANTS TO GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNITS DESCRIBED HEREIN, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNITS 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.

Parking Space:

<u>Parking Space:</u>	<u>P.I.N.:</u>	
P-336	14-05-204-028-1302	(revised PIN 14-05-204-029-1302)
P-385	14-05-204-028-1351	(revised PIN 14-05-204-029-1351)
P-394	14-05-204-028-1360	(revised PIN 14-05-204-029-1360)

Common Address:

Parking Spaces P-336, P-385 and P-394, 1134 W. Granville, Chicago, Illinois

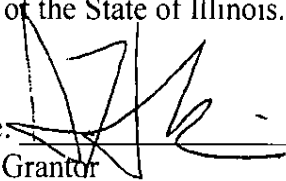
EXEMPT FROM TAXATION UNDER THE PROVISIONS
OF PARAGRAPH 1 SECTION 1 OF THE ILLINOIS REAL
ESTATE TRANSFER TAX ACT AND PARAGRAPH 1
SECTION 1 OF THE COOK COUNTY TRANSFER TAX
ORDINANCE AND THE CITY OF CHICAGO. 200.12B6
4/16/18
Date
Buyer, Seller or Representative

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STATEMENT BY GRANTOR AND GRANTEE

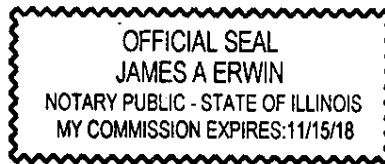
The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate 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: 1/15/18

Signature: 
Agent of Grantor

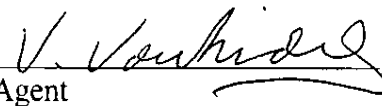
Subscribed and sworn to before me this 15th day of Jan., 2018

Notary Public 

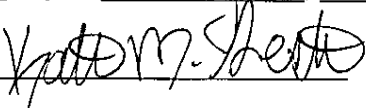


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, 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: 1-18-18


Signature: 
Grantee or Agent

Subscribed and sworn to before me this 18th day of January, 2018

Notary Public 



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.



REAL ESTATE TRANSFER TAX		16-Apr-2018
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

14-05-204-028-1302 | 20180401633082 | 0-447-768-864

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

REAL ESTATE TRANSFER TAX		16-Apr-2018
	COUNTY:	0.00
	ILLINOIS:	0.00
	TOTAL:	0.00

14-05-204-028-1302 | 20180401633082 | 1-512-859-936