

# UNOFFICIAL COPY

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WARRANTY DEED  
ILLINOIS STATUTORY  
(CORPORATION TO INDIVIDUAL)

Doc#: 0509041041  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/31/2005 10:11 AM Pg: 1 of 3

THE GRANTOR, 1630 W. COLUMBIA DEVELOPMENT CORPORATION,  
a corporation created and existing under and by virtue of the laws of the State of Illinois  
and duly authorized to transact business in the State of Illinois, for and in consideration of  
TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, and  
pursuant to authority given by the Board of Directors of said corporation, CONVEYS  
AND WARRANTS to Kristin Vitek

Address: 1626 W. Winona, #1F, Chicago, Illinois 60640

the following Real Estate situated in the County of Cook in the State of Illinois, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

M.G.R. TITLE

Address of Real Estate: UNIT 1634-1S  
1630-36 W. COLUMBIA AVE.  
CHICAGO, ILLINOIS 60626

Permanent Real Estate Index Number: 11-31-408-009-0690

IN WITNESS WHEREOF, said Grantor has caused its corporate seal to be hereto  
affixed, and has caused its name to be signed to these presents by its President and attested  
by its Secretary this 29 day of March, 2005.

1630 W. COLUMBIA DEVELOPMENT CORPORATION,  
an Illinois corporation

BY: [Signature]  
Its President

ATTEST: [Signature]  
Its Secretary

COUNTY TAX

COOK COUNTY  
REAL ESTATE TRANSACTION TAX



MAR. 30.05

REVENUE STAMP

# 0000159249

REAL ESTATE  
TRANSFER TAX

0008650

FP326670

STATE TAX

STATE OF ILLINOIS



MAR. 30.05

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000017885

REAL ESTATE  
TRANSFER TAX

0017300

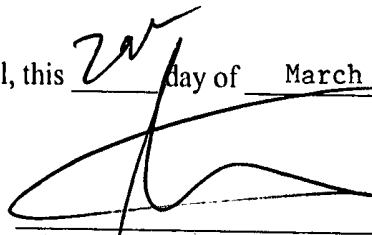
FP326660

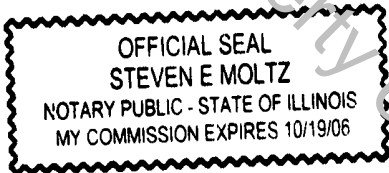
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STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY that George Samutin, personally known to me to be the President and Secretary of 1630 W. COLUMBIA DEVELOPMENT CORPORATION, an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary she signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as her free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

GIVEN under my hand and official seal, this 20<sup>th</sup> day of March, 2005.

  
\_\_\_\_\_  
NOTARY PUBLIC



*Mail To:*

R.J. PAULS, P.C.  
Robert J. Pauls  
619 South Addison Road  
Addison, Illinois 60101

*Name and Address of Taxpayer:*


Kristin Vitek  
1634 W. Winona, Unit 1634-1S  
Chicago, Illinois 60626

*Prepared By:*

Steven E. Moltz  
Law Offices of Palmisano & Lovestrand  
19 S. LaSalle St., Suite 900  
Chicago, Illinois 60603

City of Chicago  
Dept. of Revenue  
373420  
03/30/2005 12:40  
Batch 02295 27

Real Estate  
Transfer Stamp  
\$1,297.50



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## LEGAL DESCRIPTION

UNIT 1634-1S IN THE COLUMBIA TERRACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 18, 19 AND 20 IN MANN'S ADDITION TO ROGERS PARK, A SUBDIVISION OF PART OF THE NORTH 1/3 OF THE NORTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

OF WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0436219123, AS AMENDED FROM TIME TO TIME, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ADDRESS: UNIT 1634-1S, 1630-36 W. COLUMBIA, CHICAGO, ILLINOIS 60626

P. I. N. 11-31-408-000-0000

SUBJECT TO: (a) general real estate taxes not due and payable at the time of Closing; (b) the Act; (c) the Declaration of Condominium recorded December 27, 2004, as Document number 0436219123 including all amendments and exhibits thereto, the same as though the provisions of said Declaration were recited and stipulated at length herein; (d) applicable zoning and building laws and ordinances; (e) covenants, conditions, restrictions, encroachments and easements of record (none of which shall in any way affect the use and occupancy of the Purchased Unit); (f) acts done or suffered by Purchaser or anyone claiming through Purchaser; (g) utility easements, whether recorded or unrecorded; (h) liens and other matters of title over which the Title Insurer (as hereinafter defined) is willing to insure over without cost to Purchaser.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY 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.

THE TENANT OF THE UNIT HAD NO RIGHT OF FIRST REFUSAL