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Doc#: 0618133093 Fee: \$26.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 06/30/2006 09:43 AM Pg: 1 of 2

**WARRANTY DEED**  
**Statutory (ILLINOIS) (General)**

CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

THE GRANTOR (NAME AND ADDRESS)  
COLUMBIA PARK RESIDENCES,  
LLC, AN ILLINOIS LIMITED  
LIABILITY COMPANY

2041 W. Touhy

(The Above Space For Recorder's Use Only)

of the \_\_\_\_\_ City \_\_\_\_\_ of \_\_\_\_\_ Chicago \_\_\_\_\_ County  
of \_\_\_\_\_ Cook \_\_\_\_\_ State of Illinois  
for and in consideration of Two and 00/100---- DOLLARS, and other consideration  
in hand paid, CONVEY S and WARRANT S to

ZILVINAS CYVAS  
1118 CAVOUIE #102  
Palmer, IL 60134

**P.N.T.N.**

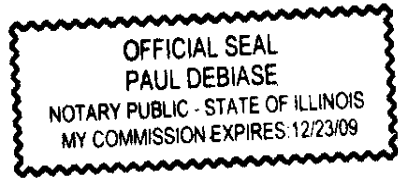
(NAME(S) AND ADDRESS OF GRANTEE(S))  
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:  
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead  
Exemption Laws of the State of Illinois. SUBJECT TO: General taxes for 2005 2nd and subsequent years and  
special taxes or assessments for improvements not yet completed and other  
assessments or installments thereof not yet due and payable; public and  
utility easements; encroachments, covenants, conditions, restrictions and  
agreements of record; the Declaration and Exhibits and amendments thereto;  
provisions of the Illinois Condo Act; existing unrecorded leases, if any  
Permanent Index Number (PIN): 11-32-307-001-0000 (underlying)

Address(es) of Real Estate: 1263 W. Columbia (#1), Chicago, IL

DATED this 16th day of June 2006

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)  
[Signature] (SEAL) \_\_\_\_\_ (SEAL)  
COLUMBIA PARK RESIDENCES, LLC  
BY IANI VARGA, IT'S MGR. \_\_\_\_\_ (SEAL)  
\_\_\_\_\_ (SEAL) \_\_\_\_\_ (SEAL)

State of Illinois, County of Cook ss. I, the undersigned, a Notary Public in and for  
said County, in the State aforesaid, DO HEREBY CERTIFY that




IMPRESS SEAL HERE

Iani Varga, Manager of Columbia Park Residences, LLC  
personally known to me to be the same person whose name \_\_\_\_\_  
subscribed to the foregoing instrument, appeared before me this day in person,  
and acknowledged that \_\_\_\_\_ h is signed, sealed and delivered the said  
instrument as his free and voluntary act, for the uses and purposes  
therein set forth, including the release and waiver of the right of homestead.


Given under my hand and official seal, this 16th day of June 2006

Commission expires \_\_\_\_\_ 19 \_\_\_\_\_  
This instrument was prepared by Paul DeBiase 5536 W. Montrose Ave., Chicago, IL  
(NAME AND ADDRESS)

# UNOFFICIAL COPY

**COUNTY TAX**  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
 JUN. 23. 06  
**REVENUE STAMP**

# 0000024592	<b>REAL ESTATE TRANSFER TAX</b>
	00065.00
	FP 103025


**STATE TAX**  
**STATE OF ILLINOIS**  
  
 JUN. 23. 06  
**REAL ESTATE TRANSFER TAX**  
 DEPARTMENT OF REVENUE

# 0000024593	<b>REAL ESTATE TRANSFER TAX</b>
	00260.00
	FP 103021


UNIT 1265-1 IN THE COLUMBIA PARK CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: LOT 17 IN BLOCK 4 IN NORTH SHORE BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE SOUTH 30 ACRES THEREOF) IN SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED June 9, 2006 AS DOCUMENT NO. 0616010105 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

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 EASEMENT 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, IF ANY, HAS WAIVED OR HAS FAILED TO EXERCISE THE RIGHT OF FIRST REFUSAL.

**CITY TAX**  
**CITY OF CHICAGO**  
  
 JUN. 27. 06  
**REAL ESTATE TRANSACTION TAX**  
 DEPARTMENT OF REVENUE

# 0000010912	<b>REAL ESTATE TRANSFER TAX</b>
	01950.00
	FP 103026

**COUNTY TAX**  
**COOK COUNTY**  
**REAL ESTATE TRANSACTION TAX**  
  
 JUN. 23. 06  
**REVENUE STAMP**

# 0000024594	<b>REAL ESTATE TRANSFER TAX</b>
	00065.00
	FP 103025

SEND SUBSEQUENT TAX BILLS TO:

MAIL TO: { O. ALVA FERRARI JR. (Name)  
855 SKOKIE BLVD #510 (Address)  
SKOKIE, ILL 60076 (City, State and Zip)

Richard C. ... (Name)  
1115 Roselle Ave (Address)  
Chicago, IL 60642 (City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_