

UNOFFICIAL COPY



WARRANTY DEED
Statutory (ILLINOIS) (General)

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Doc#: 0619220023 Fee: \$26.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 07/11/2006 07:49 AM Pg: 1 of 2

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 Ten and 00/100---- DOLLARS, and other consideration
in hand paid, CONVEY S and WARRANT S to

INESSA BLINOV
2436 Phingston
Glenview, IL 60026

P.N.T.N.

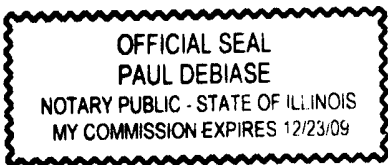
(NAMES AND ADDRESS OF GRANTEE(S))
the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:
(See reverse side for legal description.) hereby releasing and waiving all rights under and by virtue of the Homestead
Exemption Laws of the State of Illinois. SUBJECT 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: 6719 N. Lakewood (#3), Chicago, IL

DATED this 19th day of June 2006

PLEASE PRINT OR TYPE NAME(S) BELOW SIGNATURE(S)
COLUMBIA PARK RESIDENCES, LLC (SEAL) _____ (SEAL)
BY IANI VARGA, IT'S MGR. _____ (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



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 he 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 19th day of June 2006

Commission expires 19 _____
NOTARY PUBLIC

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

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Legal Description

of premises commonly known as 6719 N. Lurwood (#3)

Chicago, IL

UNIT 6719-3 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.

STATE TAX	STATE OF ILLINOIS	# 0000024783	REAL ESTATE TRANSFER TAX JUL.-6.06 0024000 FP 103021
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REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000024783	REAL ESTATE TRANSFER TAX JUL.-6.06 0012000 FP 103025
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REVENUE STAMP

MAIL TO: {

INESSA BLANCO
(Name)

2436 Phingston
(Address)

Glenview, IL 60026
(City, State and Zip)

CITY TAX	CITY OF CHICAGO	# 0000011011	REAL ESTATE TRANSFER TAX JUL.-6.06 0180000 FP 103026
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REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE

OR RECORDER'S OFFICE BOX NO. _____