

# UNOFFICIAL COPY

Prepared by:  
Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63rd Street  
Chicago, Illinois 60629

When recorded return to:

*Hymon & Blair PC  
750 W Lake Cook Rd, Ste 140  
Buffalo Grove, IL 60089*

Mail tax bills to:  
Holiday Lane, LLC  
6036 S Central Ave.  
Chicago, IL 60638



Doc#: 0506133134  
Eugene "Gene" Moore Fee: \$30.00  
Cook County Recorder of Deeds  
Date: 03/02/2005 10:23 AM Pg: 1 of 4

*VL 0258595 102*

Above Space for Recorder's Use Only

THIS INDENTURE, made this 18 day of February, 2005, between HOLIDAY LANE, LLC., a limited liability company 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, party of the first part, and Neli Nikolova of 4133 N. Ruby, Schiller Park, IL 60176 party of the second part, WITNESSETH, that the party of the first part, for and in consideration of the sum of TEN AND NO/100 Dollars and other valuable consideration in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, by these presents does REMISE, RELEASE, ALIEN AND CONVEY unto the party of the second part, (STRIKE INAPPLICABLE LANGUAGE) ~~as Tenants in Common, Joint Tenants, with Right of Survivorship, Husband and Wife, not as Tenants in Common and not as Joint Tenants, but as Tenants by the Entirety~~ and to grantee's heirs and assigns, FOREVER, all the following described land, situated in the County of Cook and State of Illinois known and described as follows, to wit:

SEE LEGAL DESCRIPTION RIDER ATTACHED HERETO

SB  
C2  
15  
C3  
REAL ESTATE TRANSFER TAX \$ 2.00 PER 1,000.00  
NO. 46518 #11  
1113 HOLIDAY  
CITY OF DES PLAINES

(Provisions on reverse are herein incorporated by reference)

Permanent Real Estate Index Number(s): 08-24-102-020-0000, 08-24-102-025-0000

Address(es) of Real Estate: 1113 Holiday Lane, Unit 11, Des Plaines, Illinois

Together with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the first part, either in law or equity, of, in, and to the above described premises, with the hereditaments and appurtenances: TO HAVE AND TO HOLD the said premises as above described, with the appurtenances, unto the party of the second part, grantee's heirs and assigns forever.

And the party of the first part, for itself, and its successors, does covenant, promise and agree, to and with the party of the second part, grantee's heirs and assigns, that it has not done or suffered to be done, anything whereby the said premises hereby granted are, or may be, in any manner incumbered or charged, except as herein recited; and that the said premises, against all persons lawfully claiming, or to claim the same, by, through or under it, it WILL WARRANT AND FOREVER DEFEND.

This deed is subject to general real estate taxes for the year 2005 and thereafter, easements of record, Declaration of Condominium recorded as Document 0435645145, and the Illinois Condominium Property Act.

IN WITNESS WHEREOF, said party of the first part has caused its name to be signed to these presents by its Managers, the day and year first above written.

Holiday Lane, LLC.

By: *Brian Kuzdas* 4LC  
Brian Kuzdas, Manager

By: *Brian E. Basic*  
Brian E. Basic, Manager

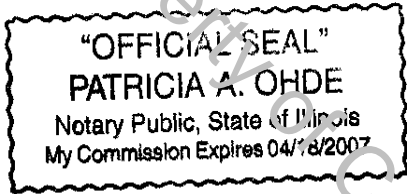
BOX 333-CT

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Brian Kuzdas and Brian E. Basic, personally known to me to be the Managers of Holiday Lane, LLC, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such Managers, they signed and delivered the said instrument as their free and voluntary act, and as the free and voluntary act and deed of said limited liability company, for the uses and purposes therein set forth.

GIVEN under my hand and official seal this 16th day of February, 2005.



*Patricia A. Ohde*  
Notary Public

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, AFORESAID, 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 DID NOT HAVE A RIGHT OF FIRST REFUSAL

PURSUANT TO 765 ILCS 5/35d, NOTICE IS HEREBY GIVEN GRANTEE THAT THE PERMANENT INDEX NUMBER(S) CONTAINED IN THIS CONVEYANCE DO(ES) NOT SPECIFICALLY REPRESENT THE LEGAL DESCRIPTION OF THE PROPERTY. NOTICE IS FURTHER GIVEN THAT A DECLARATION OF CONDOMINIUM HAS BEEN RECORDED WITH THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 21, 2004 AS DOCUMENT NUMBER 0435645145 WHICH WILL RESULT THE ISSUANCE OF A PERMANENT INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREIN.

STATE TAX	STATE OF ILLINOIS	REAL ESTATE TRANSFER TAX
	FEB. 28. 05	0011800
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 0000000034	FP 103032

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	REAL ESTATE TRANSFER TAX
	FEB. 28. 05	0005900
	# 0000000095	FP 103034

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## LEGAL DESCRIPTION RIDER HOLIDAY LANE CONDOMINIUMS

UNIT NUMBER 1113-11 IN HOLIDAY LANE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: THE EAST 900.00 FEET OF THE NORTH 420.00 FEET OF THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; TOGETHER WITH THE SOUTH 66.00 FEET OF THE NORTH 245.00 FEET (EXCEPT THE EAST 900.00 FEET THEREOF AND EXCEPT THAT PART THEREOF LYING WEST OF THE EAST LINE OF ILLINOIS ROUTE 83) OF THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 1: THAT PART OF THE TRACT OF LAND DESCRIBED AS THE EAST 900.00 FEET OF THE NORTH 420.00 FEET OF THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WEST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE THEREOF FROM A POINT ON SAID NORTH LINE, 727.18 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, TOGETHER WITH THE SOUTH 66.00 FEET OF THE NORTH 245.00 FEET (EXCEPT THE EAST 900.00 FEET THEREOF) OF THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SAID SECTION 24, AND EXCEPT THEREFROM THE WEST 50.00 FEET OF THE SOUTH 66.00 FEET OF THE NORTH 245.00 FEET (AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE THEREOF) IN COOK COUNTY, ILLINOIS

PARCEL 2: THE NORTH 210.00 FEET OF THE WEST 190.00 FEET OF THAT PART OF A TRACT OF LAND DESCRIBED AS THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE, 727.18 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 3: THE NORTH 210.00 FEET OF THE EAST 226.58 FEET OF THE WEST 416.58 FEET OF THAT PART OF A TRACT OF LAND DESCRIBED AS THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE 727.18 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 4: THE NORTH 210.00 FEET OF THE EAST 190.00 FEET OF THE WEST 605.58 FEET OF THAT PART OF A TRACT OF LAND DESCRIBED AS THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE, 727.18 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 5: THE NORTH 420.00 FEET (EXCEPT THE WEST 605.58 FEET THEREOF) OF THAT PART OF A TRACT OF LAND DESCRIBED AS THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE 727.18 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 6: THE SOUTH 210.00 FEET OF THE NORTH 420.00 FEET OF THE EAST 190.00 FEET OF THE WEST 606.58 FEET OF THAT PART OF A TRACT OF LAND DESCRIBED AS THE SOUTH 34 ACRES OF THE WEST  $\frac{1}{2}$  OF THE NORTHWEST  $\frac{1}{4}$  OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT

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FROM A POINT ON SAID NORTH LINE, 727.18 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 7: THE SOUTH 210.00 FEET OF THE NORTH 420.00 FEET OF THE EAST 226.58 FEET OF THE WEST 416.58 FEET OF THAT PART OF A TRACT OF LAND DESCRIBED AS THE SOUTH 34 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE, 727.18 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS

PARCEL 8: THE SOUTH 210.00 FEET OF THE NORTH 420.00 FEET OF THE WEST 190.00 FEET OF THAT PART OF A TRACT OF LAND DESCRIBED AS THE SOUTH 34 ACRES OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF A LINE DRAWN AT RIGHT ANGLES TO THE NORTH LINE OF SAID TRACT FROM A POINT ON SAID NORTH LINE, 727.18 FEET WEST OF THE NORTHEAST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 21, 2004 AS DOCUMENT NUMBER 0435645145 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property of Cook County Clerk's Office