

UNOFFICIAL COPY

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



Doc#: 0717733035 Fee: \$28.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 06/26/2007 09:02 AM Pg: 1 of 3

When recorded return to:

*irina kameristy
1425 McHenry Rd #104
Buffalo Grove, IL 60089*

Mail tax bills to:
PINE HILL PROPERTIES, LLC
6036 S. Central Ave.
Chicago, Illinois 60638

0717733035D

Property of Clerk's Office

THIS INDENTURE, made this 1 day of June, 2007, between Pine Hill Properties, 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, Ilya Libov and Marina Libov of 9062 Buckingham Park Drive, Des Plaines, Illinois 60016, 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 or 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:

BUILDING 400 UNIT 623 IN THE PINE HILL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN PINE HILLS RESUBDIVISION, A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND PART OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED DECEMBER 6, 2006 AS DOCUMENT NUMBER 0634015073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Number(s): 03-04-201-024-0000

Address of Real Estate: 400 Manda Lane, Unit #623, Wheeling, Illinois

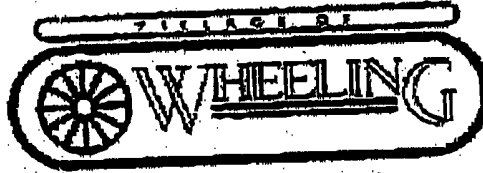
Together with all and singular the hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim or demand whatsoever, of the party of the 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, 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, 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, **WILL WARRANT AND FOREVER DEFEND.**

This deed is subject to: (a) General taxes, not yet due or payable; (b) Public utility Easements; (c) Easements for ingress and egress; (d) Easements, covenants, and restrictions and building lines of record, and as set forth in the Declaration; (e) Applicable zoning and building laws and ordinances, and other land use ordinances of record; (f) All rights, easements, restrictions, conditions and reservations contained in said Declaration as reservation by Seller to itself and its successors and assigns of the rights and easements set forth in said Declaration; (g) Provisions of the Condominium Property Act of Illinois ("Act"); existing leases and tenancies, if any; and (h) Acts of Purchaser.

BOX 334 CTT

3K9

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255 W. Dundee Road
 Wheeling, Illinois 60090
 (847) 459-2600 • Fax (847) 459-9692

VILLAGE OF WHEELING TRANSFER CERTIFICATE

The undersigned, pursuant to the authority granted under Title 15, Chapter 15.38 of the Wheeling Municipal Code hereby certifies that the owner of the property commonly known as 400 MANDA LA UNIT 623 has paid in full all water, sewer, garbage fees, local ordinance fines, citations and penalties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FOR A PERIOD OF THIRTY (30) DAYS FROM THE DATE OF ITS ISSUANCE.

ANY WATER, SEWER, GARBAGE FEE OR PENALTY THAT ACCRUES AFTER THE ISSUANCE OF A TRANSFER CERTIFICATE AND PRIOR TO CLOSING WILL AUTOMATICALLY BE TRANSFERRED TO THE BUYER IF NOT PAID BY THE SELLER AT CLOSING.

By: _____

Name: Carol TressTitle: Utility Billing ClerkDate: 2/6/2007