

# UNOFFICIAL COPY

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



Doc#: 0723402056 Fee: \$30.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 08/22/2007 08:47 AM Pg: 1 of 4

When recorded return to:  
David L. Pinsel  
Attorney at Law  
3701 Algonquin Road, Suite 750  
Rolling Meadows, IL ~~60062~~ 60008

Mail tax bills to:  
PINE HILL PROPERTIES, LLC ANSHULA AHLUWALIA  
6036 S. Central Ave. 854, S INSIGNIA COURT  
Chicago, Illinois 60638 PALATINE, IL, 60067

VC 397 9480

THIS INDENTURE, made this 27<sup>th</sup> day of July, 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, Anshula Ahluwalia and Abhijit Ahluwalia of 854 S. Insignia Ct., Palatine, IL 60067, 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:

**BUILDING 400 UNIT 411 IN THE PINE HILL CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOT 1 IN PINE HILL'S 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 #411, Wheeling, Illinois

Together with all and singular the hereditaments and appurtenances thereunto 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, 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.

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

PINE HILL PROPERTIES, L.L.C, an Illinois limited liability company

By: OAC Management Co., an Illinois corporation,  
its Manager

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

STATE OF ILLINOIS	# 0000042254	REAL ESTATE TRANSFER TAX
 AUG.-2.07		00153.50
REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	#	FP 103032

STATE OF ILLINOIS )  
                                  ) SS:  
COUNTY OF COOK      )

I, the Undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that Brian E. Basic, President of OAC Management Co., and personally known to me to be the authorized agent of the corporation that executed the foregoing Declaration as Manager for Pine Hill Properties, LLC, to be the free and voluntary act of both the corporation and limited liability company, by authority of its bylaws and Operating Agreement respectively, for the uses and purposes therein mentioned, and on oath states that Brian E. Basic is authorized to execute this Declaration and in fact executed the Declaration on behalf of the corporation as Manager for said limited liability company.

GIVEN under my hand and Notarial Seal this 27th day of July, 2007.




*Zeiminta Samuolyte*  
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 OR HAS WAIVED THE 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 6, 2006 AS DOCUMENT NUMBER 0634015073 WHICH WILL RESULT IN THE ISSUANCE OF A PERMANENT INDEX NUMBER FOR THE PROPERTY DESCRIBED HEREIN.

COUNTY TAX	# 0000042355	REAL ESTATE TRANSFER TAX
 AUG.-2.07		00076.75
COOK COUNTY REAL ESTATE TRANSACTION TAX		

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7/9/2007 4:01 PM FROM: Fax Village of Wheeling TO: +1 (773) 284-0395 PAGE: 002 OF 002



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 LN UNIT 411 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: \_\_\_\_\_

A handwritten signature in black ink, appearing to read "Carol Tress", is written over a horizontal line.

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 7/9/2007

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JAN-22-2007 07:58

WWW.COUNDO.COM

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# Village of Wheeling

Cook and Lake Counties, Illinois

## Certificate of Inspection

This certifies that the construction

To: Pine Hill Condominiums Own A Condo, LLC  
For: Condominium Conversion  
At: 400 Manda Lane Unit 411

has been satisfactorily completed in accordance with all applicable zoning, building, and housing ordinances and laws of the Village of Wheeling and may be legally occupied.

It is unlawful to occupy or use this unit, except as herein specified. If it is desired to change the kind of occupancy or use of this unit to a purpose other than specified herein a permit must be secured from the Director of Community Development.

Detailed record of inspection is on file in the Office of Community Development.

Approved by:   
(Director of Community Development)

Dated: January 18, 2007

Property of County Clerk's Office