

# UNOFFICIAL COPY



**Warranty Deed  
Statutory (ILLINOIS)  
(Corporation to Individual)**

Doc#: 0731011045 Fee: \$50.00  
Eugene "Gene" Moore RHSP Fee: \$10.00  
Cook County Recorder of Deeds  
Date: 11/06/2007 10:44 AM Pg: 1 of 3

Above Space for Recorder's use only

## THE GRANTOR

New Leland Development, LLC an Illinois 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 for and in consideration of the sum of TEN DOLLARS, (\$10.00) in hand paid, and pursuant to authority given by the Board of Members of said company, **CONVEYS and WARRANTS to Douglas F. Kotoske and Milan Pronic** of 1437 N. Wells, Chicago, Illinois the following described Real Estate situated in the County of in the State of Illinois, to wit:

See Attached Exhibit "A"

Permanent Index Number (PIN): **14-17-201-015-0000 and 14-17-201-016-0000** (affects the land and other property)

Address(es) of Real Estate, <sup>1116</sup> ~~1414~~ W. Leland. Unit 1A Chicago, Illinois 60640

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

not as tenants in common but as joint tenants with rights of survivorship.

**SUBJECT TO:** General Taxes for 2006 (2<sup>nd</sup> installment) and subsequent years; Special taxes or assessments for improvements not yet completed and other assessments or installments thereof not due and payable at the time of closing; Applicable zoning, planned unit development and building laws or ordinances; Private, public and utility easements and roads and highways, encroachments, covenants, conditions, agreements and restrictions of record, provided none of the foregoing materially adversely affect Purchaser's quiet use and enjoyment of the Premises as a residential condominium; Terms, provisions, covenants, conditions and options contained in and Rights and Easements established by the Declaration of Condominium Ownership recorded as Document Number 0720715109 as amended from time to time; Declaration of Condominium Ownership and of Easements, Restrictions, Covenants and By-Laws recorded as Document Number 0720715109; Limitations and conditions imposed by the Condominium Property Act; Acts done or suffered by Purchaser, or anyone claiming by, through or under Purchaser; liens and other matters as to which the Title Insurer commits to insure Purchaser against loss or damage; and the right to add and annex to the Condominium as provided in the Declaration and to the concomitant divestment of the 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 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,

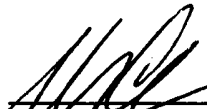
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restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein.

Dated this 28<sup>th</sup> day of September, 2007.


**New Leland Development, LLC  
an Illinois Limited Liability Company**

  
\_\_\_\_\_  
Mihai Chezan, (Seal)  
It's Manager

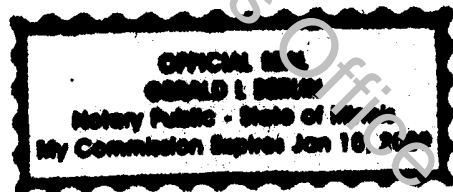
State of Illinois, County of Cook ss,

I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Mihai Chezan, the Manager of the company personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged that as such Manager he signed sealed and delivered the said instrument as his free and voluntary act, and as the free and voluntary act and deed of company, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28 day of September, 2007.

Commission expires 1/10, 2009   
\_\_\_\_\_  
NOTARY PUBLIC


**This instrument was prepared by:**  
Gerald L. Berlin  
Berlin & Associates  
1148 West Grand Avenue  
Chicago, Illinois 60622



**MAIL TO:**  
Steve Witt  
1 N. LaSalle, #3900  
Chicago, IL 60602

**SEND SUBSEQUENT TAX BILLS TO:**  
Douglas F Kotaske / Milan Pribisic  
1118 W Leland #1A  
Chicago IL 60640

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 CITY TAX NOV. -2.07 REAL ESTATE TRANSACTION TAX DEPARTMENT OF REVENUE	# 000015352	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">0161250</td> </tr> <tr> <td style="text-align: center;">FP 103026</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0161250	FP 103026
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0161250					
FP 103026					

**EXHIBIT A**  
**LEGAL DESCRIPTION**

UNIT 1116-1A IN THE 1100 WEST LELAND CONDOMINIUMS AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL  
ESTATE:

PARCEL 1:

LOT 14 IN THE SUBDIVISION OF LOTS 160 TO 169, INCLUSIVE, IN WILLIAM  
DEERRING SURRENDEN SUBDIVISION IN THE WEST HALF OF THE  
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2:



LOT 170 IN THE WILLIAM DEERING SURRENDEN SUBDIVISION OF THE  
WEST HALF OF THE EAST HALF OF SECTION 17, TOWNSHIP 40 NORTH,  
RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,  
ILLINOIS.

AND

LOT 15, IN THE SUBDIVISION OF LOTS 160 TO 169, INCLUSIVE, IN WILLIAM  
DEERING SURRENDEN SUBDIVISION IN THE WEST HALF OF THE  
NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14,  
EAST OF THE THIRD PRINCIPAL MERIDIAN

WHICH SURVEY IS ATTACHED AS EXHIBIT "D" IN THE DECLARATION OF  
CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0720715109 TOGETHER  
WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON  
ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PIN 14-17-201-015-0000 and 14-17-201-016-0000 (affects the land and other property)

STATE TAX  NOV. -2.07 REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE	# 000037660	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">0021500</td> </tr> <tr> <td style="text-align: center;">FP 103021</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0021500	FP 103021	# 0000034660	COUNTY TAX  NOV. -2.07 REAL ESTATE TRANSACTION TAX REVENUE STAMP	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="text-align: center;">REAL ESTATE TRANSFER TAX</td> </tr> <tr> <td style="text-align: center;">0010750</td> </tr> <tr> <td style="text-align: center;">FP 103025</td> </tr> </table>	REAL ESTATE TRANSFER TAX	0010750	FP 103025
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