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Doc#: 0809905017 Fee: \$42.00
Eugene "Gene" Moore RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 04/08/2008 09:22 AM Pg: 1 of 4

Warranty Deed
Statutory (ILLINOIS)
(Corporation to Individual)

P.N.T.N.

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 David *A.* Borgealt and Michael Lango, of 1623 West Belmont, 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: 1104 W. Leland, Unit 1A Chicago IL

To be held not as tenants in common but in joint tenancy with rights of survivorship.

SUBJECT TO: General Taxes for 2008 (2nd installment); ~~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

yhC

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Property of Cook County Clerk's Office

CITY OF CHICAGO



APR. -3.08

REAL ESTATE TRANSACTION TAX
DEPARTMENT OF REVENUE

0000016110

REAL ESTATE TRANSFER TAX
02 137,50
FP 103026

STATE OF ILLINOIS



APR. -3.08

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000036177

REAL ESTATE TRANSFER TAX
00285,00
FP 103021

**COOK COUNTY
REAL ESTATE TRANSACTION TAX**



APR. -3.08

COUNTY TAX

REVENUE STAMP

0000036177

REAL ESTATE TRANSFER TAX
00142,50
FP 103025

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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. There was no tenant in Unit 1104-1A who had a right of first refusal.

Dated this 27 day of March, 2008.

New Leland Development, LLC
an Illinois Limited Liability Company

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

State of Illinois, County of Cook ss,

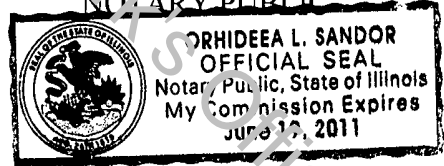
I, the undersigned, a Notary Public In and for the County and State aforesaid, DO HEREBY CERTIFY that Mihai Chezan, the Manager of the company personally known to me to be the same person whose name subscribed to the foregoing instrument, appeared before me this day in person, and severally acknowledged 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 27 day of March, 2008.

Commission expires June 19, 20 11

Orhideea L. Sandor
NOTARY PUBLIC

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



MAIL TO:

Kristin Richards
2224 W. Irving Park
Chicago, IL 60618

SEND SUBSEQUENT TAX BILLS TO:

David A Borgealt
Michael R. Largo
1104 W. Leland #1A
Chicago, IL 60640

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EXHIBIT A LEGAL DESCRIPTION

UNIT 1104-1A AND P-4 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
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, 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)