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

When recorded return to: Joel Hymen (082294) Attorney at Law 1411 McHenry Road, Ste # 125 Buffalo Grove, IL 60089

Mail tax bills to: Jeffrey Krasowski 400 Manda Ln., Unit # 201 Wheeling, IL 600090



Doc#: 0833933013 Fee: \$40.00 Eugene "Gene" Moore RHSP Fee: \$10.00 Cook County Recorder of Deeds Date: 12/04/2008 08:52 AM Pg: 1 of 3

THIS INDENTURE, made this 26th day of November, 2008, between Pine Hill Properties, LLC, a limited liability company created and existing under and by since 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, Jeffey Krasow, and Olga Krasowski of Skokie, 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 lar 1, S1 uated in the County of Cook and State of Illinois known and described as follows, to wit:

BUILDING 400 UNIT 201 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, LUINOIS. 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 IN FREST IN THE COMMON ELEMENTS

Permanent Real Estate Index Number(s): 03-04-201-026-1017

Address of Real Estate: 400 Manda Lane, Unit #201, 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, litle, 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, up to 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, 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 CT

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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

Sy:__*//*

Brian E. Basic, President

STATE OF ILLINOIS

) SS:

COUNTY OF COOK

I, the undersigned, a No.ary Public in and for said County in the State aforesaid, do hereby certify that Brian E. Basic, personally known to me to be the President of OAC Management Co., an Illinois corporation, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he executed the foregoing instrument as his free and voluntary act, and as the free and voluntary act of the corporation as the Manager of Pine Hill Properties, LLC, an Illinois in nited liability company, by authority of the Board of Directors of the corporation and the operating agreement of the limited liability company, respectively, and for the uses and purposes therein stated.

GWEN and or my hand and Mogarial Seal this 26th day of the entire 20

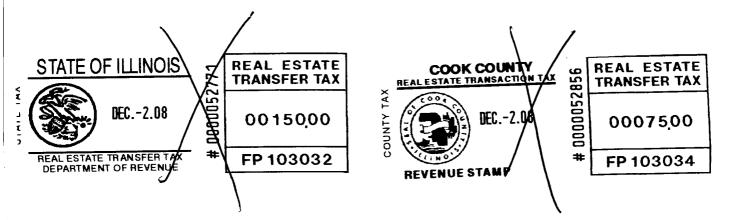
OFFICIAL SEAL
VYTENIS LIETUVNINKAS
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 04,02,09

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



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

YILLAGE 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 LAINE #201 has paid in full all water, sewer, garbage fees, local ordinance fines, citations and peralties related to this parcel as of the most recent billing and final meter reading.

THIS CERTIFICATE SHALL BE VALID FC? 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.

•	arso Jess
Name:	Carol Tress
Title:	Utility Billing and Revenue Collection Coordinator
Date:	11/24/2008

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Office