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Prepared by: (087348)

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

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

Mail tax bills to: Gennadiy Veksler

500 Manda Ln., Unit #306 FOE Fox HILLT.
Wheeling, IL 60000 Por Falo Grove, Fi 60089





Doc#: 0834633245 Fee: \$42.00 Eugene "Gene" Moore RHSP Fee: \$10.00

Cook County Recorder of Deeds
Date: 12/11/2008 01:18 PM Pg: 1 of 4

THIS INDENTURE, made in 8th day of **December**, 2008, between **Pine Hill Properties**, **LLC**, a limited liability company created and existing under and by virtue of includes of the State of Illinois and duly authorized to transact business in the State of Illinois, party of the first part, and, **Gennadiy Veksie** of Buffalo Grove, 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, 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 with

BUILDING 500 UNIT 306 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): 03-04-201-026-1174

Address of Real Estate: 500 Manda Lane, Unit #306, 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 appurtenance, 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, 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.



0834633245D Page: 2 of 4

UNOFFICIAL COPY

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

Brian E. Basic, President

STATE OF ILLINOIS

) SS:

COUNTY OF COCK

I, the undersigned, a Notary 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 limited 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.

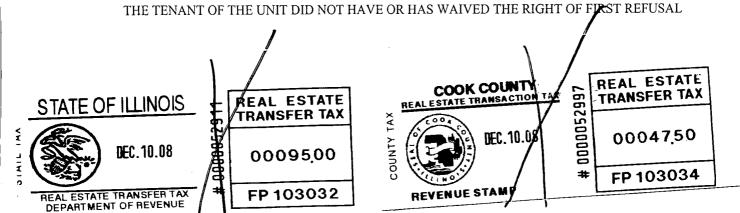
OFFICIAL SEAL
VYTENIS LIETUVNINKAS
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:04/02/09

4r. 2008.

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 SFT FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES FOR ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FOR 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.



0834633245D Page: 3 of 4

Office

12/2/2008 9:48 AM FROM: Fax Village of Wheeling 10: +1 1//3) 284-0395 PAGE: 002 OF 002



255 W. Dundce 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 500 MANDA LANE 1306 has paid in full all water, sewer, garbage fees, local ordinance fines, citations and paralleles 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: | Caracless |
|--------|--|
| • | Carol Tress |
| Title: | Utility Billing and Revenue Collection Coordinator |

Date: 12/2/2008

レスタフタンタンタンタンタンタンタング Village of Wheeling Cook and Lake Counties, Illinois

Certificate of Inspection

This certifies that the construction

Own A Con ao, LLC To: Pine Hill Condominiums

For: Condominium Convers.or

At: 500 Manda Lane

Unit 306

has been satisfactorily completed in accordance with all applicable coming, 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 Developments

Detailed record of inspection is or SIe in the Office of Community Development.

Approved by:

Director of Chandnity Development)

Dated: January 5, 2007