

# UNOFFICIAL COPY

Prepared by: (082348)  
Vytenis Lietuvninkas  
Attorney at Law  
4536 West 63rd Street  
Chicago, Illinois 60629



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

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~~ FOX HILL DR.  
Wheeling, IL 60090 Buffalo Grove, IL 60089

OTKONL39795791002

THIS INDENTURE, made this 8<sup>th</sup> day of December, 2008, 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, Gennadiy Veksler 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 wit:

**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.

BOX 334 CTT

JHY



**UNOFFICIAL COPY**

12/2/2008 9:48 AM 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 500 MANDA LANE #306 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 cursive script, appearing to read "Carol Tress", is written over a horizontal line.

Name: Carol TressTitle: Utility Billing and Revenue Collection CoordinatorDate: 12/2/2008

UNOFFICIAL COPY

# Village of Wheeling

Cook and Lake Counties, Illinois


## Certificate of Inspection

This certifies that the construction

To: Pine Hill Condominiums    Own A Corao, LLC  
For: Condominium Conversion  
At: 500 Manda Lane    Unit 306

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 5, 2007