

1 of 4

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0020907280

11/01/18 15:00 Page 1 of 5
2002-08-19 11:38:02
Cook County Recorder 29.00

QUIT CLAIM DEED

THE GRANTOR,

Kimball Hill, Inc., an Illinois corporation, 5999 New Wilke Road, Suite 504, Rolling Meadows, IL 60008



(FOR RECORDER'S USE ONLY)

825288 SW 27

for and in consideration of \$10.00 and other good and valuable consideration in hand paid, CONVEYS and QUIT CLAIMS to the Astor Place Limited Partnership, an Illinois limited partnership, by Kimball Hill, Inc., an Illinois corporation, its sole general partner, c/o Hal Barber, Kimball Hill, Inc., 5999 New Wilke Road, Suite 504, Rolling Meadows, IL 60008, all interest in the following described Real Estate situated in Cook County, Illinois, to wit:

SEE ATTACHED EXHIBIT A FOR LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

499 CE

Permanent Index Numbers (PIN): 03-12-300-050
03-12-300-107

Address of Real Estate: 642 S. Milwaukee Avenue, Wheeling, Illinois 60090

DATED this June 20, 2002

Kimball Hill, Inc., an Illinois corporation

By: [Signature]
Hal H. Barber, Senior Vice-President

ATTEST:

[Signature]
JoAnn Peterson, Secretary

This transaction exempt from the IL. Real Estate Transfer Tax, since no consideration provided pursuant to 35 IL 200/31-45 (e).

6/20/02

[Signature]
Hal H. Barber, Senior Vice-President

BOX 333-CTI

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

The undersigned, Notary Public of Cook County, Illinois, certifies that Hal H. Barber and JoAnn Peterson, as Vice President and Secretary of Kimball Hill, Inc., respectively, personally known to me to be the same persons whose names are subscribed to the foregoing instrument in such capacities, appeared before me this day in person and acknowledged that they signed and delivered the foregoing instrument as their own free and voluntary act, and as the free and voluntary act of Kimball Hill, Inc., for the uses and purposes therein set forth.

GIVEN under my hand and Notarial Seal, this June 20, 2002.

Eileen M. Connelly
Notary Public

SEAL

My commission expires: 03/07/04



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20907280

This instrument was prepared by:
John R. Nyweide, McBride Baker & Coles , 500 West. Madison Street, 40th Floor,
Chicago, Illinois 60661-2511; 312/715-5740 (phone), 312/993-9350 (fax)

MAIL TO AND SEND SUBSEQUENT TAX BILLS TO:

Astor Place Limited Partnership
c/o Kimball Hill, Inc.,
5999 New Wilke Road, Suite 504,
Rolling Meadows, IL 60008

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PARCEL 1:

LOTS 1 AND 2, AND OUTLOTS A AND B IN THE ASTOR PLACE SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 7, 2002 AS DOCUMENT 20637721, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (INTENTIONALLY OMITTED)

PARCEL 3:

THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13 TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT NUMBER 172867, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 55.42 FEET WEST OF THE NORTHEAST CORNER OF SAID LOT 1, THENCE WEST ALONG THE NORTH LINE OF SAID LOT 1, 829.25 FEET, THENCE SOUTH 09 DEGREES 49 MINUTES 16 SECONDS EAST, 71.04 FEET TO A POINT 70.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 850.60 FEET TO A POINT 70.0 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1 AND 50.0 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 1; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 77.59 FEET, MORE OR LESS, TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 4:

20 FOOT EASEMENT FOR SANITARY SEWER, CREATED BY EASEMENT AGREEMENT MADE BY SEVEN HUNDRED ELM ASSOCIATES, INC., AN ILLINOIS CORPORATION AND KIMBALL HILL, INC., AN ILLINOIS CORPORATION DATED APRIL 18, 2002 AND RECORDED APRIL 25, 2002 AS DOCUMENT 0020473730 OVER THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 AND THE CENTERLINE OF MILWAUKEE AVENUE; THENCE NORTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG SAID NORTH LINE, 397.77 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS EAST, 70.01 FEET TO A LINE DRAWN 70.0 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1, FOR THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 17 MINUTES 28 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 11.30 FEET TO LINE 400.00 FEET, MEASURED AT RIGHT ANGLES; WESTERLY OF AND PARALLEL WITH THE EASTERLY LINE OF LOT 1; THENCE SOUTH 24 DEGREES 50 MINUTES 56 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE, 21.07 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 24 SECONDS WEST 69.02 FEET TO THE POINT OF BEGINNING.

PARCEL 5:

50 FOOT TEMPORARY CONSTRUCTION EASEMENT AS CREATED BY AGREEMENT MADE BY SEVEN HUNDRED ELM ASSOCIATES, INC., AN ILLINOIS CORPORATION AND KIMBALL HILL, INC., AN ILLINOIS CORPORATION DATED APRIL 18, 2002, AND RECORDED APRIL 25, 2002 AS DOCUMENT 0020473730 OVER THAT PART OF LOT 1 IN HENRY GRANDT AND OTHERS SUBDIVISION OF PART OF SECTIONS 12 AND 13, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 29, 1923 AS DOCUMENT 7790590, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF SAID LOT 1 AND THE CENTERLINE OF MILWAUKEE AVENUE; THENCE NORTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG SAID NORTH LINE 379.77 FEET, THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS EAST, 70.01 FEET TO A LINE DRAWN 70.0 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 17 MINUTES 38 SECONDS WEST ALONG SAID LAST DESCRIBED PARALLEL LINE, 20.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89 DEGREES 17 MINUTES 38 SECONDS WEST, ALONG SAID LAST DESCRIBED PARALLEL LINE, 50.01 FEET; THENCE SOUTH 00 DEGREES 28 MINUTES 24 SECONDS EAST, 50.01

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FEET TO A LINE DRAWN 120.0 FEET, MEASURED AT RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF LOT 1; THENCE SOUTH 89 DEGREES 17 MINUTES 38 SECONDS EAST ALONG SAID LAST DESCRIBED PARALLEL LINE 50.01 FEET; THENCE NORTH 00 DEGREES 28 MINUTES 24 SECONDS WEST, 50.01' TO THE POINT OF BEGINNING.

PERMANENT INDEX NUMBERS: 03-12-300-050-0000
03-12-300-109-0000

PROPERTY ADDRESS:

642 S. MILWAUKEE AVE.
WHEELING, ILLINOIS 60090

Property of Cook County Clerk's Office

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STATEMENT BY GRANTEE AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 20, 192002 Signature: Mary Schmuttenmaer
Grantor or Agent

Subscribed and sworn to before me by the
said Mary Schmuttenmaer
this 20th day of June

2002
Patricia Butler
Notary Public

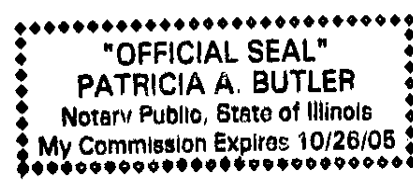


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

Dated June 20, 192002 Signature: Mary Schmuttenmaer
Grantee or Agent

Subscribed and sworn to before me by the
said Mary Schmuttenmaer
this 20th day of June

2002
Patricia Butler
Notary Public



20907280

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

[Attach to deed or ABI to be recorded in Cook County, Illinois, if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.]