

UNOFFICIAL COPY

0030306792

03/19/03 10:00:10 Page 1 of 3
2003-03-05 14:38:27
Cook County Recorder's Office



0030306792

WARRANTY DEED

TOWNES AT ASTOR PLACE

STEWART TITLE OF ILLINOIS
2 N. LaSALLE STREET
SUITE 1920
CHICAGO, IL 60602

276195

276195 1/3

The Grantor, **Astor Place Limited Partnership**, an Illinois limited partnership, by **Kimball Hill Inc.**, an Illinois corporation, its sole general partner, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, the receipt and sufficiency of which is hereby acknowledged, and pursuant to authority given by the Board of Directors of said corporation, conveys and warrants to: **Ella Y. Ashkanazi (Divorced not since remarried) and Felix Pomeranz (Divorced not since remarried)**, Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

3 ps



SUBJECT TO:

- a) Covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions and Restrictions for the Townes at Astor Place Neighborhood Association and the Astor Place Declaration for Monument and Detention Pond Maintenance and Landscaping;
- b) Current real estate taxes and taxes for subsequent years;
- c) Public, private, drainage, and utility easements of record, including those provided for in the Plat of Subdivision;
- d) Applicable use and occupancy laws, ordinances, and restrictions and zoning, planned unit development and building laws and ordinances;
- e) Acts done or suffered by Grantee; and
- f) Grantee's mortgage.

COMMONLY KNOWN AS
GRANTEE ADDRESS:

727 Prestwick Lane, Lot 3/2
Wheeling, IL 60090

Real Estate Tax Index Numbers: 03-12-300-050 and 03-12-300-109

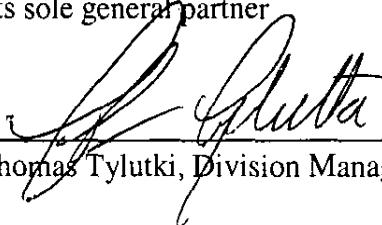
<p>STATE TAX</p> <p>STATE OF ILLINOIS</p>  <p>FEB. 28. 03</p> <p>REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE</p>	<p># 0000010600</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0030850</p> <p>FP 102804</p>	<p>COUNTY TAX</p> <p>COOK COUNTY REAL ESTATE TRANSACTION TAX</p>  <p>FEB. 28. 03</p> <p>REVENUE STAMP</p>	<p># 0000010599</p> <p>REAL ESTATE TRANSFER TAX</p> <p>0015425</p> <p>FP 102810</p>
--	---	---	---

UNOFFICIAL COPY

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 27th day of February, 2003

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

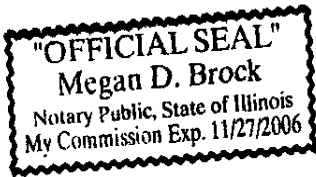
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

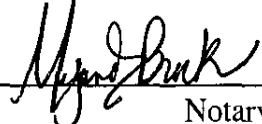
By: 
Thomas Tylutki, Division Manager

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a Notary Public, in and for Cook County, Illinois, hereby certifies that Thomas Tylutki, Division Manager of said corporation, is 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 severally acknowledged that as such officer of said corporation signed and delivered the said instrument, pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and Official Seal this 27th day of February, 2003




Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:



Ella Y. Ashkinazi & Felix Pomeranz
727 Prestwick Lane, Lot 3-2
Wheeling, IL 60090

This instrument was prepared by:

Jaimini Patel
Kimball Hill, Inc.
5999 New Wilke Road
Rolling Meadows, IL 60008

30306792

UNOFFICIAL COPY

SCHEDULE A

ALTA Commitment

File No.: 276195

LEGAL DESCRIPTION

That part of non-easement Area 3 of Astor Place, being a subdivision of part of the Southwest Quarter 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 Number 0020637731, in Cook County, Illinois, described as follows: commencing at the Southeasterly corner of Lot 1; thence North 89° 04' 20" West, 349.18 feet; thence North 00° 55' 40" East, 15.25 feet to the Southeasterly Corner of said non-easement Area 3; thence continuing North 00° 55' 40" East, 29.50 feet for the point of beginning; thence North 89° 04' 20" West, 63.00 feet; thence North 00° 55' 40" East, 21.00 Feet; thence South 89° 04' 20" East, 63.00 feet; thence South 00° 55' 40" West, 21.00 feet to the point of beginning, containing 1323 Sq. Ft. In Cook County, Illinois.

30306792

Property of Cook County Clerk's Office