

UNOFFICIAL COPY

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2003-04-02 09:56:54

Cook County Recorder 28.50

WARRANTY DEED



0030443191

TOWNES AT ASTOR PLACE

STEWART TITLE OF ILLINOIS
2 NORTH LASALLE STREET, SUITE 1020
CHICAGO, IL 60602

283024 1/2
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: ~~Alex Zweig~~ (**Single never married**), Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

(Alexander Zweig)

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

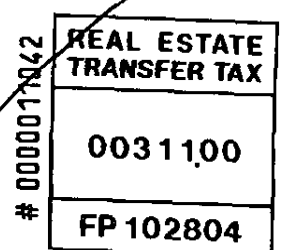
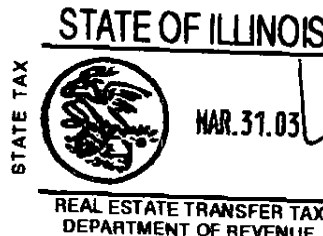
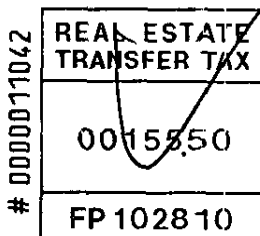
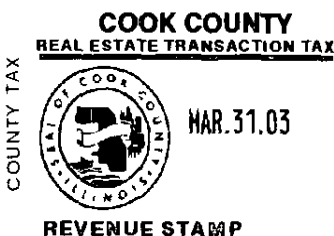
SUBJECT TO:

- 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:

707 Prestwick Lane, Lot 4-5
Wheeling, IL 60090

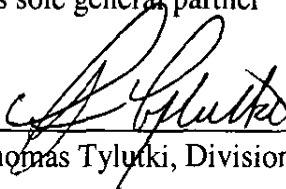
Real Estate Tax Index Numbers: 03-12-300-050 and 03-12-300-109



In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 28th day of March, 2003

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

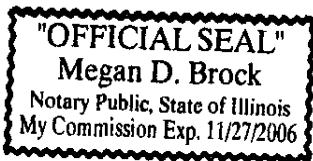
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

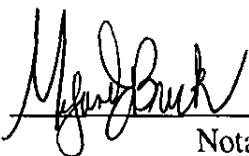
By: 
Thomas Tylutki, Division President

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 28th day of March, 2003




Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:



Alex Zweig
707 Prestwick Lane, Lot 4-5
Wheeling, IL 60090

This instrument was prepared by:

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

LEGAL DESCRIPTION

That part of Non-Easement Area 4 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 degrees 04 minutes 20 seconds West, 458.18 feet; thence North 00 degrees 55 minutes 40 seconds East, 15.25 feet to the Southeasterly corner of said Non-Easement Area 4; thence continuing North 00 degrees 55 minutes 40 seconds East, 29.60 feet for the point of beginning; thence North 89 degrees 04 minutes 20 seconds West, 63.00 feet; thence North 00 degrees 55 minutes 40 seconds East, 21.00 feet; thence South 89 degrees 04 minutes 20 seconds East, 63.00 feet; thence South 00 degrees 55 minutes 40 seconds West, 21.00 feet to the point of beginning, containing 1323 Sq. Ft. in Cook County, Illinois.

PIN# 03-12-300-050
03-12-300-109

Property of Cook County Clerk's Office