

UNOFFICIAL COPY

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2003-04-08 10:07:04

Cook County Recorder 28.50

WARRANTY DEED

TOWNES AT ASTOR PLACE



0030470870

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1820
CHICAGO, IL 60602

283022 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: Yelena Shahnovsky

UN Married Person, 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"

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:

703 Prestwick Lane, Lot 4-3
Wheeling, IL 60090

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

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LEGAL DESCRIPTION

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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, 71.60 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.

Property

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
APR. 7.05
#000017102
00304.50
FP 102804

COOK COUNTY
REAL ESTATE TRANSFER TAX
APR. 7.05
#000017102
00152.25
FP 102810

REVENUE STAMP

er's Office