ASTOR PLACE **CONDOMINIUM**

1,9/1/8

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 08/04/2003 07:08 AM Pg: 1 of 3

WARRANTY

DEED

The Crantor, Astor Place Limited Partnership, an Illinois limited partnership, by Kimball Ifil. 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: Anatoliy Katsnelson (Single 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"

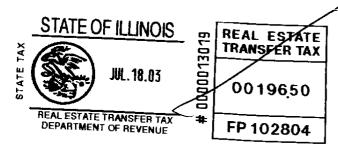
SUBJECT TO:

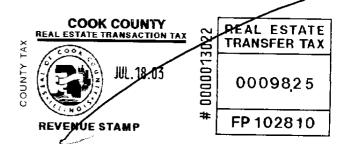
- a) Covenants, conditions and restrictions of record, including the Declaration of Condominium Ownership for Astor Place and the Astor Place Declaration for Monument and Detention Pond Maintenance and Landscaping;
- b) Current real estate taxes and taxes for subsequent years,
- c) Public, private, drainage, and utility easements of record, recluding 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:**

720 Prestwick Lane, Lot 24-205 Wheeling, IL 60090

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





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UNOFFICIAL COP

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 16th day of July, 2003

> ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

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

Wexelberg, Division President

STATE OF ILLINO

COUNTY OF COOK

The undersigned, a Notary Fublic, in and for Cook County, Illinois, hereby certifies that Jack Wexelberg, Division President of Kimball Hill, Inc., 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 16th day of July, 2019

Megan D. Brock

Notary Public, State of Illinois 4y Commission Exp. 11/27/2006 otary Public

SEND SUBSEQUENT TAX BILLS TO

AND RETURN TO: 1070 SHAMBLISS Lu

Buffalo Grove IL 60089

This instrument was prepared by:

Anatoliy Katsnelson

720 Prestwick Lane, Lot 24-205

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

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UNOFFICIAL COPY

LEGAL DESCRIPTION

Parcel 1: Unit 24-205 together with its undivided percentage interest in the common elements in Astor Place Condominium, as delineated and defined in the Declaration recorded as document number 0317831029, in the Southwest 1/4 of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Non-exclusive easement for the right to use Parking Space 25 and Storage Area 25 in Building 24 as set forth in Special Amendment to Declaration of Condominium Ownership for Astor Place recorded July 11, 2003 as document number 0319234158, in Cook County, Illinois.

OK COOK COUNTY CLORK'S OFFICE