

# UNOFFICIAL COPY



Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 08/07/2003 01:30 PM Pg: 1 of 3

**WARRANTY  
DEED**

**ASTOR PLACE  
CONDOMINIUM**

31274218

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: **Joseph Angelo Luna (Single never married)**, Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

3/AE

**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, 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:

720 Prestwick Lane, Lot 24-201  
Wheeling, IL 60090

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

2009011100000  
CHICAGO, IL 60602  
EMERY TITLE OF ILLINOIS  
2 NORTH LAKE STREET, SUITE 1900

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 14<sup>th</sup> day of July, 2003.

**ASTOR PLACE LIMITED PARTNERSHIP**, an Illinois limited partnership

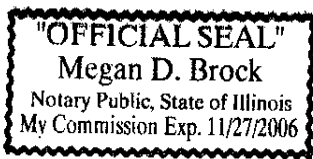
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

By: *Jack Wexelberg*  
Jack Wexelberg, Division President

STATE OF ILLINOIS     )  
                                          ) SS.  
COUNTY OF COOK     )

The undersigned, a Notary Public, 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 14<sup>th</sup> day of July, 2003



*Megan D. Brock*  
Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

Joseph Angelo Luna  
720 Prestwick Lane, Lot 24-201  
Wheeling, IL 60090



This instrument was prepared by:

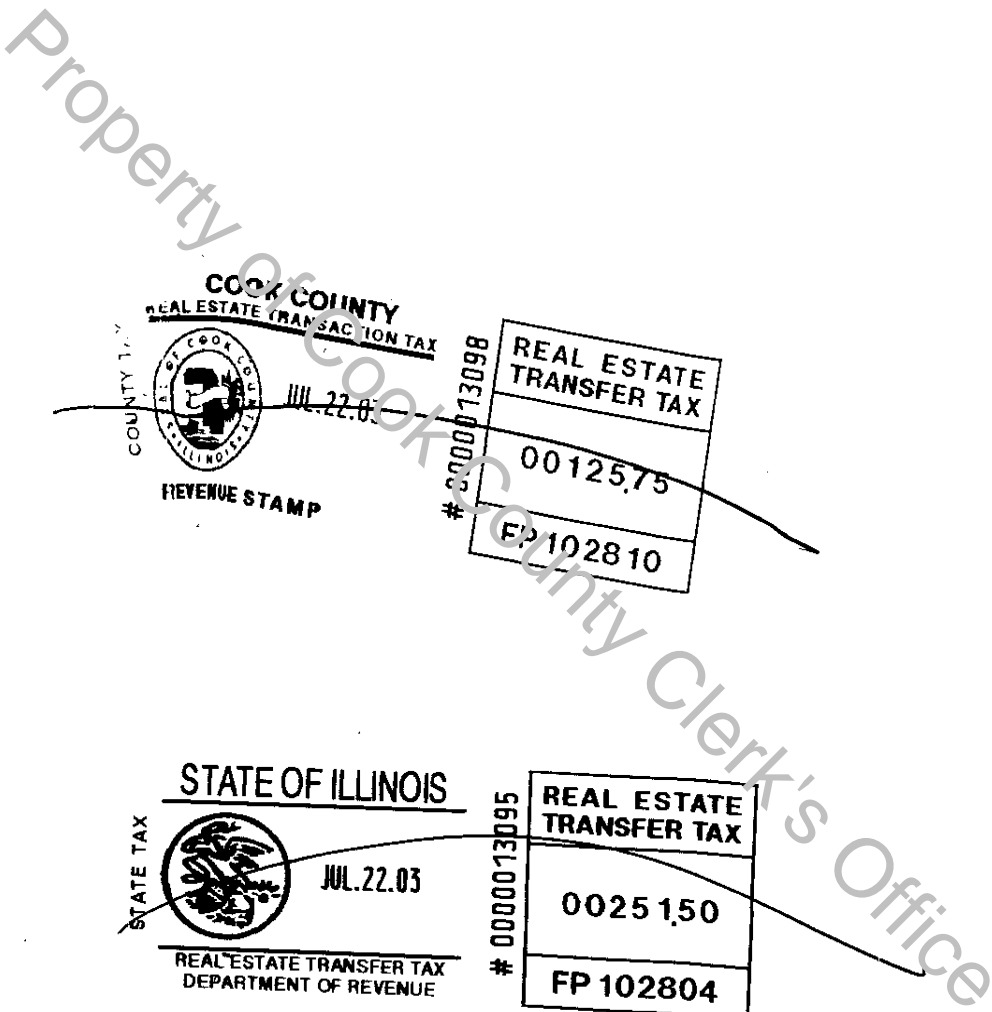
Jaimini Patel  
Kimball Hill, Inc.  
5999 New Wilke Road  
Rolling Meadows, IL 60008

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## LEGAL DESCRIPTION

Parcel 1: Unit 24-201 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 32 and Storage Area 32 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.



**COOK COUNTY**  
REAL ESTATE TRANSACTION TAX

COUNTY TAX

ILL. 22.03

REVENUE STAMP

# 0000013098

REAL ESTATE TRANSFER TAX
00125.75
FP 102810

**STATE OF ILLINOIS**

STATE TAX

JUL. 22.03

REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE

# 0000013095

REAL ESTATE TRANSFER TAX
00251.50
FP 102804