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WARRANTY DEED

ASTOR PLACE CONDOMINIUM



Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 08/07/2003 11:50 AM Pg: 1 of 3

Fre Grantor, Astor Place Limited Partnership, an Illinois limited partnership, by Kimben 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: Marvine Roytman (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:

) R T (S)

- 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:
- Public, private, drainage, and utility easements of restrictions and zoning,
 d) Applicable use and occupancy laws, ordinances, and restrictions and zoning,
 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 24-203 Wheeling, IL 60090

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



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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this <u>15th</u> day of <u>July</u>, <u>2003.</u>

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

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

By: Jack Wexelberg, Division President

STATE OF ILLINOIS

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COUNTY OF COCK

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 15th day of July, 2013

"OFFICIAL SEAL" Megan D. Brock

Notary Public, State of Illinois My Commission Exp. 11/27/2006

Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

Malvina Roytman

720 Prestwick Lane, Lot 24-203

Wheeling, H. 60090

1600 Voltz Ct Northbrook A.

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 24-203 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 30 and Storage Area 30 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.

