

WARRANTY DEED

ASTOR PLACE CONDOMINIUM



Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/20/2003 08:10 AM Pg: 1 of 3

183

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: ~~Grain Aroutcheva and Alla Aroutcheva (Husband and Wife)~~, *individually,* Grantee(s) ~~not in Tenancy in Common, but in Joint Tenancy,~~ the following described real estate situated in Cook County, Illinois:

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STEWART TITLE OF ILLINOIS
2 N. LaSALLE STREET
SUITE 1920
CHICAGO, IL 60602

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, 24-304
Wheeling, IL 60090

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

UNOFFICIAL COPY

Property of Cook County Clerk's Office

COOK COUNTY
REAL ESTATE TRANSACTION TAX

REVENUE STAMP

JUL. 30. 03

COOK COUNTY ILLINOIS

0000013227

REAL ESTATE TRANSFER TAX

00124.50

FP 102810

STATE OF ILLINOIS

STATE TAX

JUL. 30. 03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000013223

REAL ESTATE TRANSFER TAX

00249.00

FP 102804

UNOFFICIAL COPY

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

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

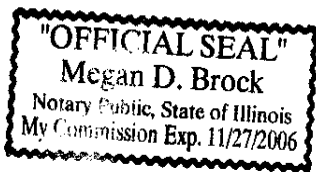
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

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 28th day of July, 2003



Megan D. Brock
Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

~~Grant & Alla Aroutcheva~~
720 Prestwick Lane, 24304
Wheeling, IL 60090



This instrument was prepared by:

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