

UNOFFICIAL COPY



0329520152D

**WARRANTY
DEED**

Doc#: 0329520152
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 10/22/2003 09:47 AM Pg: 1 of 4

**TOWNES AT
ASTOR PLACE**

333522

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: **Greg Jun and Jean Jun (Husband and Wife)**, Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

H
RS

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

- 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;
- Current real estate taxes and taxes for subsequent years;
- Public, private, drainage, and utility easements of record, including those provided for in the Plat of Subdivision;
- Applicable use and occupancy laws, ordinances, and restrictions and zoning, planned unit development and building laws and ordinances;
- Acts done or suffered by Grantee; and
- Grantee's mortgage.

COMMONLY KNOWN AS
GRANTEE ADDRESS:

548 Prestwick Lane, Lot 11-6
Wheeling, IL 60090

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

STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1920
CHICAGO, IL 60602

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 30th day of September, 2003

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

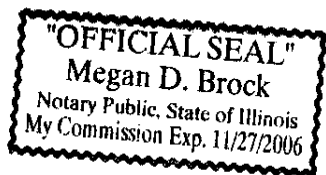
By: **Kimball Hill, Inc.**, an Illinois corporation,
its sole general partner

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 said corporation, 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 30th day of September, 2003



Megan D. Brock
Notary Public

SEND SUBSEQUENT TAX BILLS TO
AND RETURN TO:

Greg Jun & Jean Jun

548 Prestwick Lane Lot 116
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

That part of Non-Easement Area 11 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 No. 0020637731, in Cook County, Illinois described as follows: Commencing at the southwesterly corner of Lot 1 in said Astor Place; thence North 01°42'30" West along a westerly line of said Lot 202.45 feet to the westerly extension of the south line of Non-Easement Area 11; thence North 88°17'30" East along the westerly extension of said south line 25.23 feet to the southwest corner of said Non-Easement Area 11; thence continuing North 88°17'30" East along said south line 113.50 feet for a point of beginning; thence North 01°42'30" West, at right angles to said south line, 63.00 feet to the north line of said Non-Easement Area 11; thence North 88°17'30" East along said north line 29.50 feet to the northeast corner of said Non-Easement Area 11; thence South 01°42'30" East along the east line of said Non-Easement Area 11, 63.00 feet to the southeast corner thereof; thence South 88°17'30" West along said south line 29.50 feet to the point of beginning, all in Cook County, Illinois and containing 1858 square feet.

Parcel 2: Easement for the benefit of Parcel 1 over common areas as set forth in Declaration Document 0030130151 recorded January 28, 2003 in Cook County, Illinois.

STATE OF ILLINOIS

STATE TAX



OCT. -6.03

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE


00000714471

REAL ESTATE TRANSFER TAX
0034800
FP 102804

COOK COUNTY

REAL ESTATE TRANSACTION TAX

COUNTY TAX



OCT. -6.03

REVENUE STAMP

00000714471

REAL ESTATE TRANSFER TAX
0017400
FP 102810

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