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**WARRANTY
DEED**



**ASTOR PLACE
CONDOMINIUM**

Doc#: 0333714080
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/03/2003 10:00 AM Pg: 1 of 4

335677

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: **Henry Hong Ling Tai (Single never married)**, 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"

3/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:

715 Astor Lane, Lot 25-505
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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Property of Cook County Clerk

REAL ESTATE TRANSFER TAX	00125.00
# 000001487	FP102810

COOK COUNTY
REAL ESTATE TRANSACTION TAX



REVENUE STAMP

COUNTY CLERK

REAL ESTATE TRANSFER TAX	024509.00
# 000001486	FP 102804

STATE OF ILLINOIS
OCT 27 2008
REAL ESTATE TRANSFER TAX
REVENUE STAMP

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LEGAL DESCRIPTION

Parcel 1: Unit 25-505 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 and as amended from time to time, 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 12 and Storage Area 12 in Building 25 as set forth in Special Amendment to Declaration of Condominium Ownership for Astor Place recorded July 11, 2003 as document number 0319234158 and as amended from time to time, in Cook County, Illinois.

Property of Cook County Clerk's Office