

UNOFFICIAL COPY

WARRANTY DEED

ASTOR PLACE
CONDOMINIUM



Doc#: 0334914295
Eugene "Gene" Moore Fee: \$30.00
Cook County Recorder of Deeds
Date: 12/15/2003 03:35 PM Pg: 1 of 4

#352985

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: **Jackie H. Lee (Divorced not since remarried)**, Grantee(s), as sole proprietor, the following described real estate situated in Cook County, Illinois:

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:

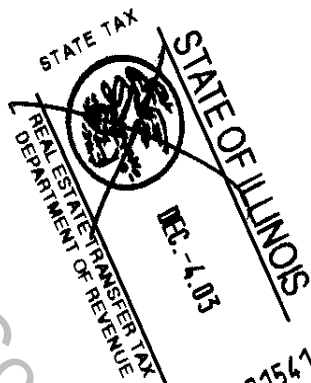
715 Astor Lane, Lot 25-206
Wheeling, IL 60090

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

CLERK'S OFFICE
JEWETT TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1920
CHICAGO, IL 60602

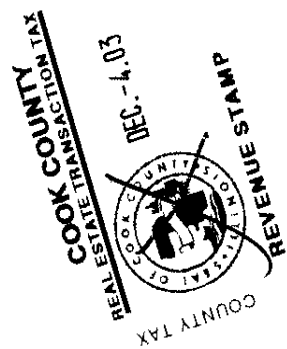
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Property of Cook County Clerk's Office



REAL ESTATE TRANSFER TAX	00115.75	FP 102810
# 0000015422		

REAL ESTATE TRANSFER TAX	0023.150	FP 102804
# 0000015419		



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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 21st day of November, 2003

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

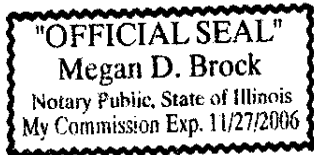
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

By: *Jack Wexelberg*
Jack Wexelberg, Division President

STATE OF ILLINOIS)
) SS.
COUNTY OF 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 21st day of November, 2003



Megan D. Brock
Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

Jackie H. Lee
715 Astor Lane, Lot 25-206
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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SCHEDULE A
ALTA Commitment
File No.: 352985

LEGAL DESCRIPTION

Parcel 1: Unit 25-206 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 28 and Storage Area 28 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