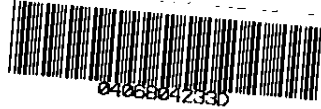


# UNOFFICIAL COPY

## WARRANTY DEED

## ASTOR PLACE CONDOMINIUM



Doc#: 0406804233  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 03/08/2004 12:29 PM Pg: 1 of 3

364909

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: **William C. Dow (Married Person)**, Grantee(s), as sole proprietor, the following described real estate situated in Cook County, Illinois:

3m

**SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"**

### SUBJECT TO:

- 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;
- 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:

715 Astor Lane, Lot 25-507  
Wheeling, IL 60090

STEWART TITLE OF ILLINOIS  
2 NORTH LAKE STREET, SUITE 1200  
CHICAGO, IL 60602

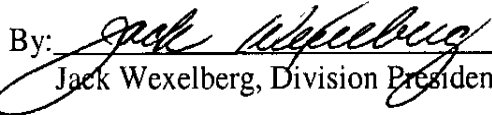
Real Estate Tax Index Numbers: 03-12-300-050 and 03-12-300-109

# UNOFFICIAL COPY

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 26<sup>th</sup> day of February, 2004

**ASTOR PLACE LIMITED PARTNERSHIP**, an Illinois limited partnership

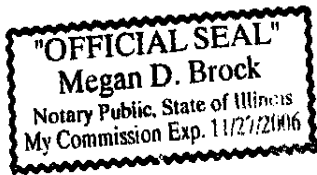
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

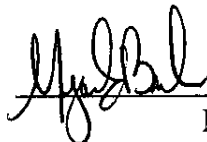
By:   
Jack Wexelberg, Division President

STATE OF ILLINOIS            )  
  ) 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 26<sup>th</sup> day of February, 2004



  
Notary Public

SEND SUBSEQUENT TAX BILLS TO  
AND RETURN TO:

William C. Dow  
715 Astor Lane, Lot 25-507  
Wheeling, IL 60090

This instrument was prepared by:

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


# UNOFFICIAL COPY


SCHEDULE A  
ALTA Commitment  
File No.: 364909

## LEGAL DESCRIPTION

Parcel 1: Unit 25-507 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 10 and Storage Area 10 in Building 25 as set forth in Special Amendment to Declaration of Condominium Ownership for Astor Place recorded July 11, 2003 as document number 0219234158 and as amended from time to time, in Cook County, Illinois.

STATE TAX	STATE OF ILLINOIS	# 0000016763	REAL ESTATE TRANSFER TAX
	 FEB. 27. 04		00254.50
	REAL ESTATE TRANSFER TAX DEPARTMENT OF REVENUE		FP 102804

COUNTY TAX	COOK COUNTY REAL ESTATE TRANSACTION TAX	# 0000016768	REAL ESTATE TRANSFER TAX
	 FEB. 27. 04		00127.25
	REVENUE STAMP		FP 102810