

UNOFFICIAL COPY

WARRANTY
DEED

TOWNES AT
ASTOR PLACE

364942



Doc#: 0407004077
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 03/10/2004 10:26 AM Pg: 1 of 3

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: **James L. Vann (Single Person)**, Grantee(s), as sole proprietor, the following described real estate situated in Cook County, Illinois:

3w

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

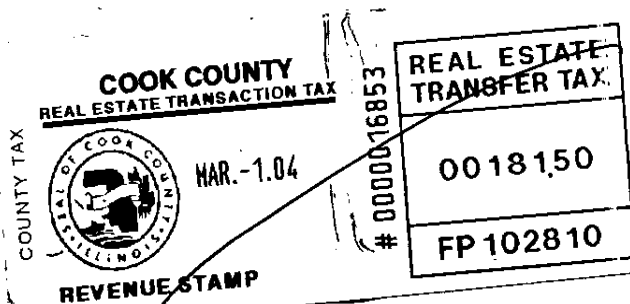
- Covenants, conditions and restrictions of record, including the Declaration of Covenants, Conditions and Restrictions for the Townes at Astor Place Neighborhood Association and the Astor Place Declaration for Monument and Detention Pond Maintenance and Landscaping;
- Current real estate taxes and taxes 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:

508 Prestwick Lane, Lot 14-6
Wheeling, IL 60090

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

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

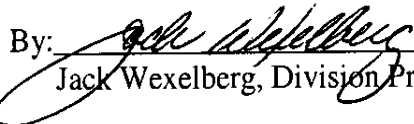


UNOFFICIAL COPY

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 25th day of February, 2004

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

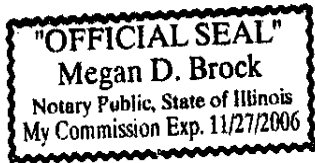
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

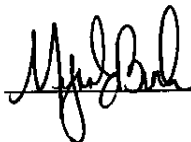
By: 
Jack Wexelberg, Division President

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 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 25th day of February, 2004




Notary Public

SEND SUBSEQUENT TAX BILLS TO
AND RETURN TO:

James L. Vann
508 Prestwick Lane, Lot 14-6
Wheeling, IL 60090

This instrument was prepared by:

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

STATE TAX

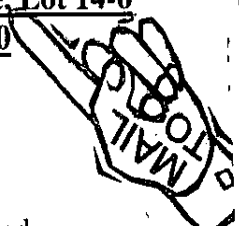
STATE OF ILLINOIS

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

MAR - 1-04

0000016850

FP 102804	0036300	REAL ESTATE TRANSFER TAX
-----------	---------	-----------------------------



UNOFFICIAL COPY

SCHEDULE A
ALTA Commitment
File No.: 364942

LEGAL DESCRIPTION

That part of Non-Easement Area 14 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 $01^{\circ}42'30''$ West along a westerly line of said Lot 522.37 feet to the westerly extension of the south line of said Non-Easement Area 14; thence North $88^{\circ}17'30''$ East along the westerly extension of said south line 25.23 feet to the southwest corner of said Non-Easement Area 14 for a point of beginning; thence North $01^{\circ}42'30''$ West along the west line of said Non-Easement Area 14, 63.00 feet to the northwest corner thereof; thence North $88^{\circ}17'30''$ East along the north line of said Non-Easement Area 14, 29.50 feet; thence South $01^{\circ}42'30''$ East, at right angles to said north line, 63.00 feet to the south line of said Non-Easement Area 14; thence South $88^{\circ}17'30''$ 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, 2007, in Cook County, Illinois.