365986

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WARRANTY DEED

ASTOR PLACE CONDOMINIUM



Doc#: 0407005060

Eugene "Gene" Moore Fee: \$30.00 Cook County Recorder of Deeds Date: 03/10/2004 11:23 AM Pg: 1 of 4

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: Merril! Gad (Single Person) and Lindsey Merfeld (Single Person), Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook Courty, 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 25-204 Wheeling, IL 60090

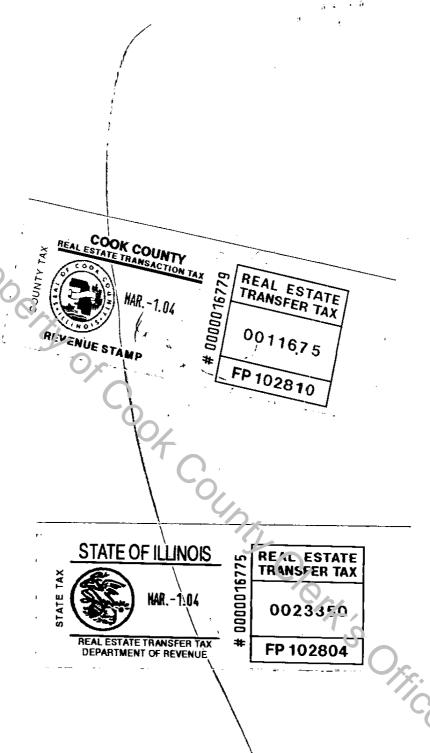
Real Estate Tax Index Numbers: 03-12-300-050 and 03-12-300-109



0407005060D Page: 2 of 4

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0407005060D Page: 3 of 4

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this <u>27th</u> day of <u>February</u>, <u>2004</u>

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

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

Jack Wexelberg, Division President

STATE OF ILLINOIS

SS.

COUNTY OF COOK

The undersigned, a Nota y 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 cell vered 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 27th day of February, 2004

"OFFICIAL SEAL"
Megan D. Brock
Notary Public, State of Illinois
My Commission Exp. 11/27/2006

Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

Merrill Gad & Lindsey Merfeld 715 Astor Lane, Lot 25-204 Wheeling, IL 60090

This instrument was prepared by:

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

RETURN TO:

Brian Merfeld, Pinzur & Hartstein, Ltd. 4180 RFD R+83 Long Grove, IL 60047

0407005060D Page: 4 of 4

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SCHEBULE A
ALTA Commitment
File No.: 365986

LEGAL DESCRIPTION

Parcel 1: Unit 25-204 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 29 and Storage Area 29 in Building 25 as set forth in Special Amendment to Declaration of Condominium Ownership for Astor Place recorded July 11, 2003 as dn.
192341.

Doorth Or Cook Collings Clark's Office document number 3319234158 and as amended from time to time, in Cook County, Illinois.