


UNOFFICIAL COPY



Doc#: 0408905020  
 Eugene "Gene" Moore Fee: \$28.00  
 Cook County Recorder of Deeds  
 Date: 03/29/2004 10:12 AM Pg: 1 of 3

# 367601

WARRANTY  
DEED

TOWNES AT  
ASTOR PLACE

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: **Naleumon Thiraphoj (Widow) and Pimchan Thiraphoj (Single Person)**, Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

3

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

- a) 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;
- 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.

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

COMMONLY KNOWN AS  
GRANTEE ADDRESS:

462 Prestwick Lane, Lot 16-3  
Wheeling, IL 60090

Real Estate Tax Index Numbers: 03-12-300-109  
 03-12-303-001  
 03-12-303-002  
 03-12-303-003  
 03-12-304-001  
 03-12-304-002

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 19<sup>th</sup> day of March, 2004

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

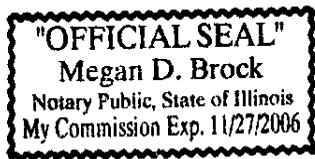
By: **Kimball Hill, Inc.**, an Illinois corporation,  
its sole general partner

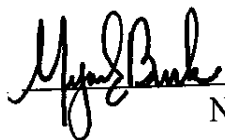
By:   
Jack Wexelberg, Division President

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 19<sup>th</sup> day of March, 2004



  
Notary Public

SEND SUBSEQUENT TAX BILLS TO  
AND RETURN TO:

Mail to: Benjamin W. Wong, Esq.  
2615 N. Sheffield Ave.  
Chicago, IL 60614

Tax Bills to:  
Naleumon & Pimchan Thiraphoi  
462 Prestwick Lane, Lot 16-3  
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.: 367601

## LEGAL DESCRIPTION

That part of Non-Easement Area 16 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°42'30" West along a westerly line of said Lot 732.39 feet to the westerly extension of the south line of said Non-Easement Area 16; thence North 88°17'30" East along the westerly extension of said south line 25.23 feet to the southwest corner of said Non-Easement Area 16; thence continuing North 88°17'30" East along said south line 29.50 feet for a point of beginning; thence North 01°42'30" West, at right angles to said south line, 63.00 feet to the north line of said Non-Easement Area 16; thence North 88°17'30" East along said north line 21.00 feet; thence South 01°42'30" East, at right angles to said north line, 63.00 feet to the south line of said Non-Easement Area 16; thence South 88°17'30" West along said south line 21.00 feet to the point of beginning, all in Cook County, Illinois and containing 1323 square feet.

Parcel 2: Easement for the benefit of Parcel 1 over common areas as set forth in declaration document 0030130151 recorded January 28, 2003, in Cook County, Illinois.

STATE TAX  
STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPARTMENT OF REVENUE  
MAR. 24. 04

# 0000017162  
# 2917100000  
REAL ESTATE TRANSFER TAX  
00344.00  
PR 102804

REAL ESTATE TRANSFER TAX  
00112.00  
PR 102810

# 0000017207

COOK COUNTY  
REAL ESTATE TRANSACTION TAX  
MAR. 24. 04  
REVENUE STAMP  
COUNTY TAX