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Doc#: 0418103047
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 06/29/2004 07:34 AM Pg: 1 of 3

WARRANTY
DEED

TOWNES AT
ASTOR PLACE

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

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: **Edward Arnold Cucci (Married Person)**, Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

* AKA Edward A. Cucci

Gene

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:

743 Prestwick Lane, Lot 2-3
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

385960

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SCHEDULE A
ALTA Commitment
File No.: 385960

LEGAL DESCRIPTION

That part of Non-Easement Area 2 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 most southeasterly corner of Lot 1 in said Astor Place; thence North 89°04'20" West, along the southerly line of said Lot 1, 251.79 feet to a line drawn at a right angle to said southerly line from the southwesterly corner of said Non-Easement Area 2; thence North 00°55'40" East, at a right angle to said southerly line, 13.64 feet to the southwesterly corner of said Non-Easement Area 2; thence North 24°17'35" West, along the westerly line of said Non-Easement Area 2, 71.50 feet for a point of beginning; thence continuing North 24°17'35" West along said westerly line, 21.00 feet; thence North 65°42'25" East, at a right angle to said westerly line, 63.00 feet to the easterly line of said Non-Easement Area 2; thence South 24°17'35" East, along said easterly line 21.00 feet; thence South 65°42'25" West, at a right angle to said easterly line, 63.00 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, 2005, in Cook County, Illinois.

COOK COUNTY REVENUE STAMP
 COUNTY TAX REAL ESTATE TRANSACTION TAX
 JUN 17 04

STATE OF ILLINOIS
 STATE TAX
 JUN 17 04
 REAL ESTATE TRANSFER TAX
 DEPARTMENT OF REVENUE

REAL ESTATE TRANSFER TAX
 # 0000019046
 004.13.00
 FP 102804

REAL ESTATE TRANSFER TAX
 # 0000019044
 00206.50
 FP 102810