UNOFFICIAL CO

, WARRANTY DEED

TOWNES AT ASTOR PLACE



0418103047

Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 08/29/2004 07:34 AM Pg: 1 of 3

The Grantor, Astor Place Limited Partnership, an Illinois limited partnership, by Kimbali [11], 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 har a 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 and 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. Cuce

SEE LEGAL DESCRIPTION AT LACHED 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 zoring, 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:**

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

0418103047 Page: 2 of 3

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 15th day of June, 2004

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

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

By: Me schelling

Fack Wexelberg, Division President

STATE OF LLI INOIS

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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 has no 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 15th day of June, 2004

"OFFICIAL SEAL"
Janice Gwazdacz
Notary Public, State of Minois
My Commission Expires 05/07/2006

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

Edward Arnold Cucci 743 Prestwick Lane, Lot 2-3

Wheeling, IL 60090

This instrument was prepared by:

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

0418103047 Page: 3 of 3

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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 raid 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, 2003, in Cook County, Illinois.

