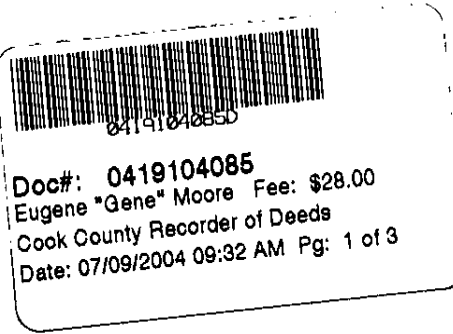


# UNOFFICIAL COPY

## WARRANTY DEED

TOWNES AT  
ASTOR PLACE



STEWART TITLE OF ILLINOIS  
2 N. LASALLE 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: **Woon Kyung Kim and Sandra S. Kim (Husband and Wife)**, Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

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:

469 Prestwick Lane, Lot 19-1  
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

385959

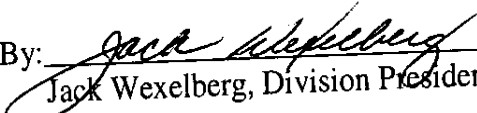
JKY

# UNOFFICIAL COPY

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

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

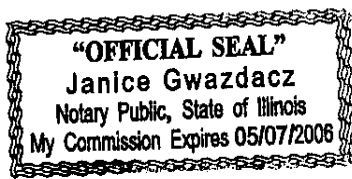
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

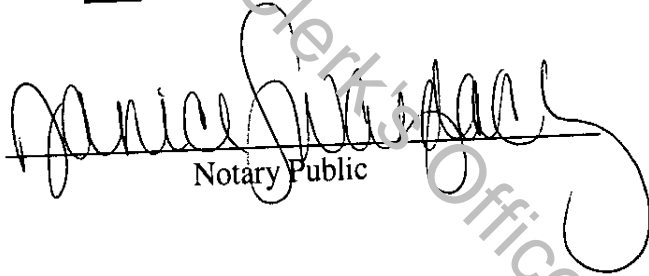
By:   
Jack Wexelberg, Division President

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, at 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 25<sup>th</sup> day of June, 2004

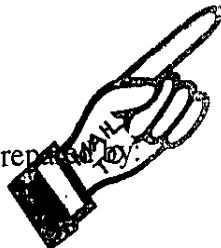


  
Notary Public

SEND SUBSEQUENT TAX BILLS TO  
AND RETURN TO:

**Woon Kyung & Sandra S. Kim**  
**469 Prestwick Lane, Lot 19-1**  
**Wheeling, IL 60090**

This instrument was prepared by



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

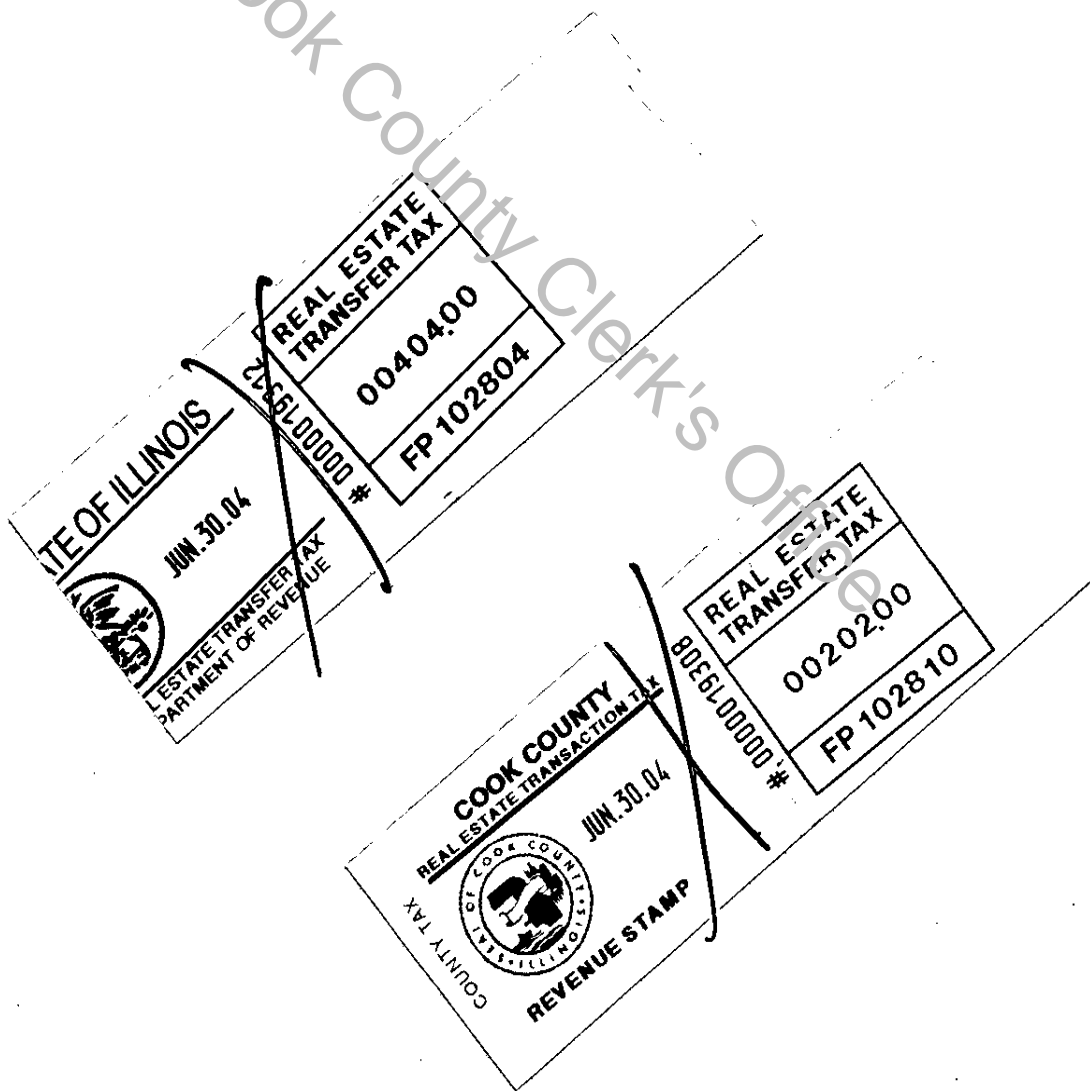
# UNOFFICIAL COPY

SCHEDULE A  
ALTA Commitment  
File No.: 385959

## LEGAL DESCRIPTION

That part of Non-Easement Area 19 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 a southwesterly corner of Outlot "A" in said Astor Place; thence North 88°17'30" East, along a southerly line of said Outlot "A", 33.45 feet to a line drawn at a right angle to said southerly line from the northwesterly corner of said Non-Easement Area 19; thence South 01°42'30" East, at a right angle to said southerly line, 29.29 feet to the northwesterly corner of said Non-Easement Area 19; thence North 90°00'00" East, along the northerly line of said Non-Easement Area 19, 113.50 feet for a point of beginning; thence continuing North 90°00'00" East, along said northerly line, 29.50 feet to the northeasterly corner of said Non-Easement Area 19; thence South 00°00'00" East, along the easterly line of said Non-Easement Area 19, 63.00 feet to the southeasterly corner thereof; thence South 90°00'00" West, along the southerly line of said Non-Easement Area 19, 29.50 feet; thence North 00°00'00" West, at a right angle to said southerly line, 63.00 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, 2003, in Cook County, Illinois.



STEWART TITLE COMPANY