

UNOFFICIAL COPY

WARRANTY DEED

TOWNES AT ASTOR PLACE

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1929
CHICAGO, IL 60602



Doc#: 0422304019
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 08/10/2004 08:08 AM Pg: 1 of 3

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: **Zinaida Sramelov and Vladimir Nadvodskii (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:

652 Astor Lane, Lot 20-3
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~~

38773

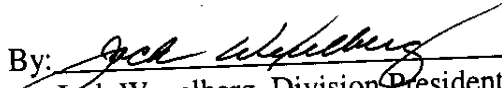
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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 28th day of July, 2004

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

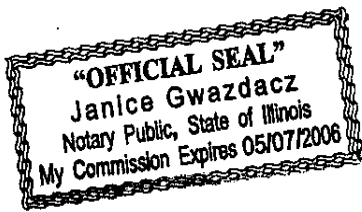
By: **Kimball Hill, Inc.**, an Illinois corporation,
its sole general partner

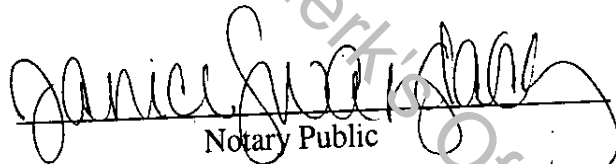
By: 
Jack Wexelberg, Division President

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 28th day of July, 2004




Notary Public

SEND SUBSEQUENT TAX BILLS TO
AND RETURN TO:



This instrument was prepared by:

Vladimir Nadvoskii & Zianida Shmelov
352 Astor Lane, Lot 20-3
Wheeling, IL 60090

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

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SCHEDULE A
ALTA Commitment
File No.: 387745

LEGAL DESCRIPTION

That part of Non-Easement Area 20 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 southeasterly corner of Lot 1 in said Astor Place; thence South 85°56'09" West, along a southerly line of said Lot 1, 146.68 feet to a line drawn at a right angle to said southerly line from the southeasterly corner of said Non-Easement Area 20; thence North 04°03'51" West, at a right angle to said southerly line, 21.40 feet to the southeasterly corner of said Non-Easement Area 20; thence South 90°00'00" West, along the southerly line of said Non-Easement Area 20, 71.50 feet for a point of beginning; thence continuing South 90°00'00" West, along said southerly line, 21.00; thence North 00°00'00" West, at a right angle to said southerly line, 63.00 feet to the northerly line of said Non-Easement Area 20; thence North 90°00'00" East, along said northerly line, 21.00 feet; thence South 00°00'00" East, at a right angle to said northerly 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.

COOK COUNTY CLERK

COOK COUNTY REAL ESTATE TRANSFER TAX

SEAL OF COOK COUNTY

JUL. 30. 04

REVENUE STAMP

STATE TAX

STATE OF ILLINOIS

JUL. 30. 04

REAL ESTATE TRANSFER TAX

DEPARTMENT OF REVENUE

0000020010

REAL ESTATE TRANSFER TAX

0034500

FP 102804

COOK COUNTY REAL ESTATE TRANSFER TAX

Office

0000020009

REAL ESTATE TRANSFER TAX

0017250

FP 102810