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WARRANTY DEED

TOWER CROSSING



Doc#: 0425204016
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/08/2004 09:29 AM Pg: 1 of 3

That the Grantor, **The Glen Townhomes 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 light 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: **Swytnyk** (**Single Person**), Grantee(s) not in Tenancy in Common, but in Joint Tenancy, the reflowing described real estate situated in Cook County, Illinois, to wit:

Eugene 6.

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

3DX

COMMONLY KNOWN AS GRANTEE ADDRESS:

1908 Patriot Blvd. Lot 65 Glenview, IL 50025

SUBJECT TO:

- a) Covenants, conditions and restrictions of record, including the Declaration of Condominium Ownership for Tower Crossing;
- 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.

TO HAVE AND TO HOLD forever said premises not in Tenancy in Common, but in Joint Tenancy.

Real Estate Index Number: <u>04-27-103-009</u>

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0425204016D 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 30th day of August, 2004

THE GLEN TOWNHOMES LIMITED PARTNERSHIP, an Illinois limited partnership

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

By: Jack Wexelberg, Division President

STATE OF ILLANOIS

SS.

COUNTY OF COCK

The undersigned, a Notary Public, in and for Cook County, Illinois, hereby certifies that Jack Wexelberg, Division Manager 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 30th day of A 1gust, 2004

"OFFICIAL SEAL"
Heather Sachs
Notary Public, State of Illinois
My Commission Exp. 07/12/2008

Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

Gene Swytnyk
1908 Patriot Blvd. Lot 65
Glenview, IL 60025

This instrument was prepared by:

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

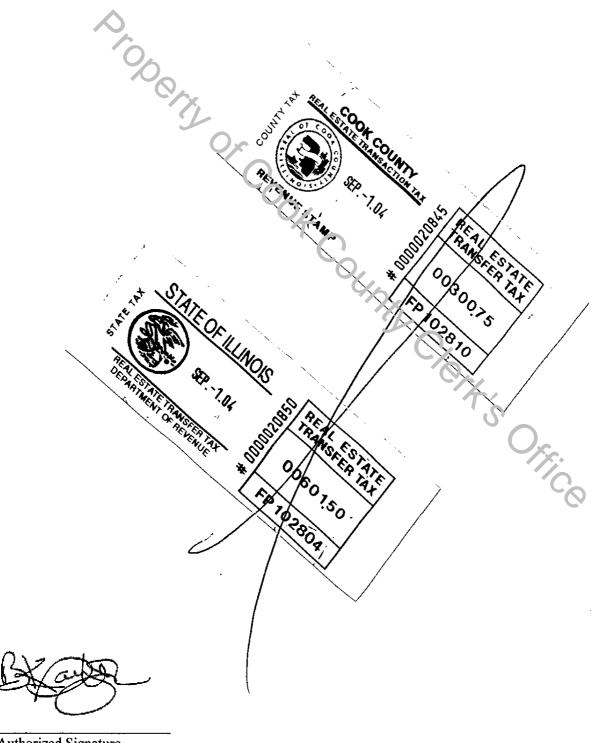
0425204016D Page: 3 of 3

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SCHEDULE A ALTA Commitment File No.: 390516

LEGAL DESCRIPTION

Unit 65 together with its undivided percentage interest in the common elements in Tower Crossing Condominium, as delineated and defined in the Declaration recorded as document number 0030130149 as amended from time to time, in Section 27, Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois.



Authorized Signature