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Doc#: 0427420068
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 09/30/2004 10:41 AM Pg: 1 of 3

**WARRANTY
DEED**

**ASTOR PLACE
CONDOMINIUM**

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: **Hae Young Cha and Myung C. Cha (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:

- a) Covenants, conditions and restrictions of record, including the Declaration of Condominium Ownership for Astor Place 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 zoning, 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:**

660 Prestwick Lane, Lot 23-505
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

392188
3KEY
STEWART TITLE OF ILLINOIS
2 N. LA Salle STREET
SUITE 1920
CHICAGO, IL 60602

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 23rd day of September 2004

ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

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

By: *Jack Wexelberg*
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 Kimball Hill, Inc., 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 23rd day of September, 2004



Heather Sachs
Notary Public

SEND SUBSEQUENT TAX BILLS TO
AND RETURN TO:

Hae Young & Myung C. Cha
660 Prestwick Lane, Lot 23-505
Wheeling, IL 60090

This instrument was prepared by:

Lisa Fiveash
Kimball Hill, Inc.
5999 New Wilke Road
Rolling Meadows, IL 60008

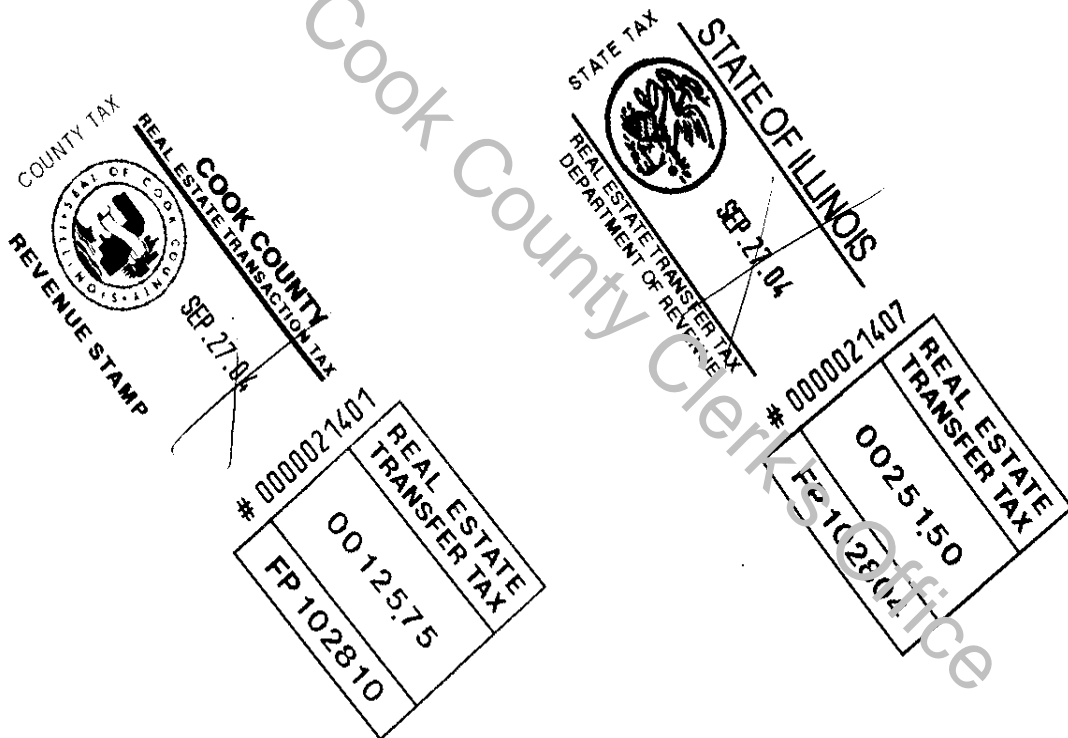
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SCHEDULE A
ALTA Commitment
File No.: 392185

LEGAL DESCRIPTION

Parcel 1: Unit 23-505 together with its undivided percentage interest in the common elements in Astor Place Condominium, as delineated and defined in the Declaration recorded as document number 0317831029 and as amended from time to time, in the Southwest 1/4 of Section 12, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Non-exclusive easement for the right to use Parking Space 12 and Storage Area 12 in Building 23 as set forth in Special Amendment to Declaration of Condominium Ownership for Astor Place recorded July 11, 2003 as document number 0319234158 and as amended from time to time, in Cook County, Illinois.



Authorized Signature

STEWART TITLE COMPANY