

# UNOFFICIAL COPY

1 of 3

WARRANTY  
DEED

TOWNES AT  
ASTOR PLACE



Doc#: 0427420070  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 09/30/2004 10:42 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: **Robert A. Lines (Single Person)**, 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 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 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:

761 Prestwick Lane, Lot 1-5  
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  
03-12-204-002

*3/2/04* *5/20/04*  
THERESA T. THE ORIGINALS  
2 N. LA Salle STREET  
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 24<sup>th</sup> day of September, 2004

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

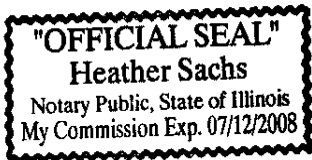
By: **Kimball Hill, Inc.**, an Illinois corporation, its sole general partner

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 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 24<sup>th</sup> day of September, 2004



*Heather Sachs*  
Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

**Robert A. Hines**  
**761 Prestwick Lane, Lot 1-5**  
**Wheeling, IL 60090**

This instrument was prepared by:

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

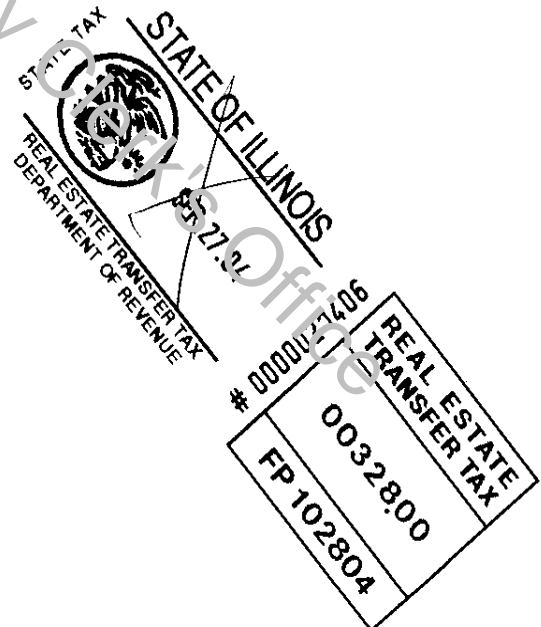
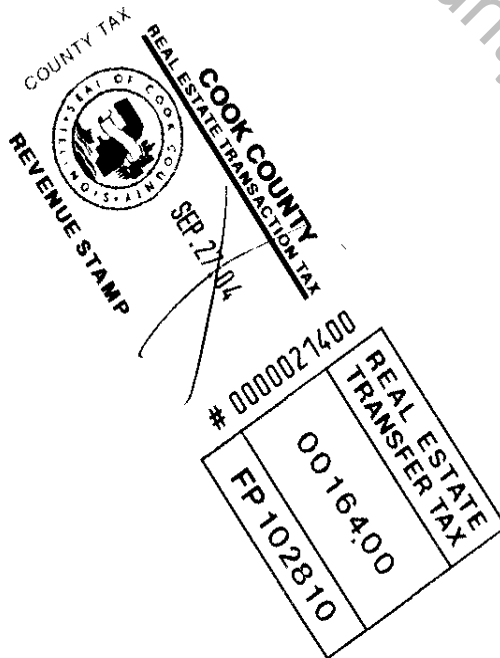
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SCHEDULE A  
ALTA Commitment  
File No.: 396057

## LEGAL DESCRIPTION

That part of Non-Easement Area 1 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, 153.19 feet to a line drawn at a right angle to said southerly line from the southwesterly corner of said Non-Easement Area 1; thence North 00°55'40" East, at a right angle to said southerly line, 60.00 feet to the southwesterly corner of said Non-Easement Area 1; thence North 24°12'05" West, along the westerly line of said Non-Easement Area 1, 92.50 feet for a point of beginning; thence continuing North 24°12'05" West, along said westerly line, 21.00 feet; thence North 65°47'55" East, at a right angle to said westerly line, 63.00 feet to the easterly line of said Non-Easement Area 1; thence South 24°12'05" East, along said easterly line, 21.00 feet; thence South 65°47'55" 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.



Authorized Signature

STEWART TITLE COMPANY