

# UNOFFICIAL COPY



Doc#: 0428718080  
Eugene "Gene" Moore Fee: \$32.00  
Cook County Recorder of Deeds  
Date: 10/13/2004 09:44 AM Pg: 1 of 5

## WARRANTY DEED

## TOWNES AT ASTOR PLACE

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:

- 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:

**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  
STEWART T. DEGRILLIAMS  
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 25<sup>th</sup> day of June, 2004

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

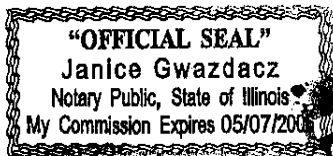
By: **Kimball Hill, Inc.**, an Illinois corporation,  
its sole general partner

By: *Jack Wexelberg*  
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 25<sup>th</sup> day of June, 2004



*Janice Gwazdacz*  
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

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Property of Cook

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 from the northwesterly corner of said Non-Easement Area 19, 113.50 feet for a point of North 90°00'00" East, along the northerly line of said Non-Easement Area 19, 29.50 feet to the 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.

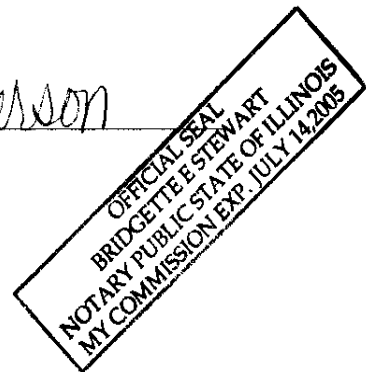
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## STATEMENT BY GRANTOR AND GRANTEE

THE GRANTOR OR HIS AGENT AFFIRMS THAT, TO THE BEST OF HIS KNOWLEDGE, THE NAME OF THE GRANTEE SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, A PARTNERSHIP AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS, OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE ILLINOIS.

Dated \_\_\_\_\_

SIGNATURE Sheri Peterson  
Grantor or Agent



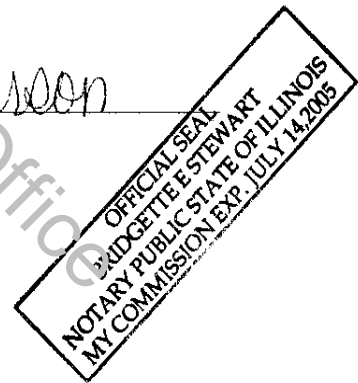
Subscribed and sworn to before me by the said this \_\_\_\_\_ (th) day of \_\_\_\_\_ 20

Notary Public Bridgette Stewart

THE GRANTEE OR HIS AGENT AFFIRMS AND VERIFIES THAT THE NAME OF THE GRANTEES SHOWN ON THE DEED OR ASSIGNMENT OF BENEFICIAL INTEREST IN A LAND TRUST IS EITHER A NATURAL PERSON, AN ILLINOIS CORPORATION OR FOREIGN CORPORATION AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE IN ILLINOIS , OR OTHER ENTITY RECOGNIZED AS A PERSON AND AUTHORIZED TO DO BUSINESS OR ACQUIRE AND HOLD TITLE TO REAL ESTATE UNDER THE LAWS OF THE STATE OF ILLINOIS.

Dated: \_\_\_\_\_

SIGNATURE Sheri Peterson  
Grantee or Agent



Subscribed and sworn to before me by the said this \_\_\_\_\_ (th) day of \_\_\_\_\_ 20

Notary Public Bridgette Stewart

NOTE: Any person who knowingly submits a false statement concerning the identity of a grantee shall be guilty of Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

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## AFFIDAVIT AS TO ORIGINAL DOCUMENT

State of Illinois )  
County of Cook ) ss. Sherry Courtney

**WITNESSETH**, that the affiant, under oath and being fully advised as to the premises and circumstances, and being of sound mind and of legal age, and in reference to title to the premises, legally described as follows; to-wit:

LEGAL: SEE ATTACHED EXHIBIT "A"

PIN:

ADDRESS:

469 Prestwick Ln, Lot 19-1, Wheeling, IL  
30 warranty Deed

does hereby affirmatively states that the [redacted] attached hereto is a true and exact copy of the original document from our file which was executed by the parties. That the original of same has not been recorded and cannot be located. This document is being recorded for the purposes of placing a notice of said document in the public records.

**FURTHER**, Affiant say not.

Sherry Courtney

Hyok Place Limited Partnership by Kimberly Hill

BODON KYUNG KIM  
Sandra S. Kim

STATE OF ILLINOIS ) SS  
COUNTY OF )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE DO HEREBY CERTIFY THAT, BEING PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME WAS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND OFFICIAL SEAL, THIS 12<sup>th</sup> DAY OF October 2004.

Bridgette Stewart  
NOTARY PUBLIC

Prepared by and return to:  
Stewart Title Company  
2 N. LaSalle  
Suite 625  
Chicago, IL 60602

MY COMMISSION EXPIRES:

