

UNOFFICIAL COPY



Doc#: 0502114050
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 01/21/2005 07:36 AM Pg: 1 of 3

WARRANTY DEED

ASTOR PLACE CONDOMINIUM

413265
10/8

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: **Mark Kim and Helen 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 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:

511 Preswick Lane, Lot 22-207
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

STEWART TITLE OF ILLINOIS
2 N. LASALLE STREET
SUITE 1928
CHICAGO, IL 60602

REAL ESTATE TRANSFER TAX	00140.00	ED 100040
# 0000023828		



3/8

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In witness whereof, said Grantor has caused its name to be signed on this instrument by its Division Manager, this 14th day of January, 2005

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 14th day of January, 2005



Heather
Notary Public

SEND SUBSEQUENT TAX BILLS
AND RETURN TO:
MARK KIM
2298 Thistle
Glenview, IL 60026
This instrument was prepared by:



~~**Mark and Helen Kim**
511 Prestwick Lane, Lot 22-207
Wheeling, IL 60090~~

Corey Koch
Kimball Hill, Inc.
5999 New Wilke Road
Rolling Meadows, IL 60008

Jane PARK
Mirae Law
2800 S. River
#170
Des Plaines IL
60018
(847) 297-0009

REAL ESTATE TRANSFER TAX	0.028000	FP 102804
000023838 #		
STATE OF ILLINOIS	JAN. 18. 05	REAL ESTATE TRANSFER TAX
STATE TAX		

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SCHEDULE A
ALTA Commitment
File No.: 413265

LEGAL DESCRIPTION

Parcel 1: Unit 22-207 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 27 and Storage Area 27 in Building 22 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.

Property of Cook County Clerk's Office



Authorized Signature

STEWART TITLE COMPANY