

WARRANTY DEED

ASTOR PLACE CONDOMINIUM

Doc#: 0503914168

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds
Date: 02/08/2005 11:30 AM Pg: 1 of 3

413264

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: Nina Manukyan (Married) and Yelena Manukyan (Single), Grantee(s) not in Tenancy in Coramon, 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 zorarg, 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 Prestwick Lane, Lot 22-307 Wheeling, IL 60090

Real Estate Tax Index Numbers:

03-12-300-109

03.12.303.001

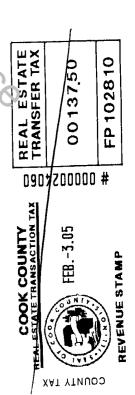
03.12.303.002

03.12.303.003

03.12.304.001

03.12.304.002

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 28th day of January, 2005

ASTOR PLACE LIMITED PARTNERSHIP, an

Illinois limited partnership

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

Lack Wexelberg, Division President

STATE OF ILLINO

) SS.

COUNTY OF COOK

The undersigned, a Notary Fablic, in and for Cook County, Illinois, hereby certifies that Jack Wexelberg, Division Cresident 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 Caporation, for the uses and purposes therein set forth.

Given under my hand and Official Seal this **28th** day of **January**

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

Notary Public

SEND SUBSEQUENT TAX BILLS TO AND RETURN TO:

This instrument v

Nina Manukyan Yelena Manukyan 511 Prestwick Lane, Lot 22-307 Wheeling, IL 60090

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



7407200000



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SCHEDULE A
ALTA Commitment
File No.: 413264

LEGAL DESCRIPTION

Parcel 1: Unit 22-307 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 23 and Storage Area 23 in Building 22 as set dme.
1923415.

October Colling Clark's Office 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.

Brate

Authorized Signature