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Doc#: 0503914168
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/08/2005 11:30 AM Pg: 1 of 3

WARRANTY DEED

ASTOR PLACE CONDOMINIUM

413264
1 of 2

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 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 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

REAL ESTATE TRANSFER TAX	00137.50	FP 102810
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0907200000 #

COOK COUNTY
REAL ESTATE TRANSACTION TAX

FEB. - 3.05

COUNTY TAX

REVENUE STAMP

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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 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