

# UNOFFICIAL COPY

## WARRANTY DEED

ASTOR PLACE  
CONDOMINIUM



Doc#: 0504705121  
Eugene "Gene" Moore Fee: \$28.00  
Cook County Recorder of Deeds  
Date: 02/16/2005 11:30 AM Pg: 1 of 3

413261 1 of 4

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: **Joseph A. Nuccio (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:

- 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;
- Current real estate taxes and taxes for subsequent years;
- Public, private, drainage, and utility easements of record, including those provided for in the Plat of Subdivision;
- Applicable use and occupancy laws, ordinances, and restrictions and zoning, planned unit development and building laws and ordinances;
- Acts done or suffered by Grantee; and
- Grantee's mortgage.

COMMONLY KNOWN AS  
GRANTEE ADDRESS:

511 Prestwick Lane, Lot 22-305  
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

Office  
STEWART TITLE OF ILLINOIS  
2 NORTH LAKE STREET, SUITE 1920  
CHICAGO, IL 60602

(3)  
AE



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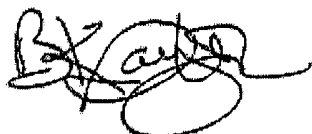
SCHEDULE A  
ALTA Commitment  
File No.: 413261

## LEGAL DESCRIPTION

Parcel 1: Unit 22-305 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 21 and Storage Area 21 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



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Authorized Signature

STEWART TITLE COMPANY