# UNOFFICIAL

WARRANTY **DEED** 

ASTOR PLACE **CONDOMINIUM**  0505320076

Eugene "Gene" Moore Fee: \$28.00

Cook County Recorder of Deeds

Date: 02/22/2005 11:38 AM Pg: 1 of 3

The Grantor, Astor Place Limited Partnership, an Illinois limited partnership, by Kiniball Hill Homes Illinois, LLC, an Illinois limited liability company, its sole general partner, of Rolling Meadows, Illinois, 60008, 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 are hereby acknowledged, and pursuant to authority given by the Maragement Committee of said company, conveys and warrants to: Richard Budasz (Married), Grantee(s), not in Tenancy in Common, but in Joint Tenancy, the following described real estate situated in Cook County, Illinois:

RYSZARD

### SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

#### SUBJECT TO:

- a) Easements, roads, rights-of-way; covenance, conditions and restrictions of record, including, but not limited to, the Declaration of Condominium Ownership for Astor Place dated June 20, 2000, 0317831029, and any and all amendments thereo, Declaration for Monument and Detention Pond Maintenance and Landscaping dated January 27, 2003, and recorded January 28, 2003, as Document No. 20130130150; and the Plat of Subdivision; 0317831029, and any and all amendments thereto, and the Astor Place Declaration for Monument and Detention Pond Maintenance and Landscaping Maintenance and Landscaping dated January 27, 2003, and recorded January 28, 2003, as Document No. 3030130150; and the Plat of Subdivision; General taxes and assessments accrued and not yet due; and Building, setback and zoning laws.

  511 Prostwick Lang Lot # 22-408
- b) General taxes and assessments accrued and not yet due; and
- c) Building, setback and zoning laws.

COMMONLY KNOWN AS GRANTEE ADDRESS:

511 Prestwick Lane, Lot # 22-408 Wheeling, IL 60090

Real Estate Tax Index Number(s): 03-12-300-109; 03-12-303-001

03-12-303-002; 03-12-303-003

03-12-304-001; 03-12-304-002

In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this 10th day of February, 2005.

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## **UNOFFICIAL COPY**

STATE OF ILLINOIS

TRANSFER TAX

REAL ESTATE TRANSFER TAX

REAL ESTATE TRANSFER TAX

REPRENTMENT OF REVENUE

PEPRRITMENT OF REVENUE

TRANSFER TAX

TRANSFER

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

/: Kimball Hill Homes Illinois, LLC, an Illinois nited liability company, its sole general partner

Jack Wexelberg, President

STATE OF ILLINOIS ) SS.
COUNTY OF COOK )

The undersigned, a Notary Public, in and for Cook County, Illinois, hereby certifies that Jack Wexelberg, President of Kimball Hill Homes Illinois, LLC, 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 company signed and delivered the said instrument, pursuant to authority given by the Management Committee of said company, as his free and voluntary act, and as the free and voluntary act and deed of said company, for the uses and purposes therein set forth.

Given under my hand and Official Seal this 10th day of February, 2005.

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

Notary Public

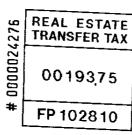
SEND SUBSEQUENT TAX BILLS AND RETURN TO:

Richard Budasz 511 Prestwick Lane, Lot #22-408 Wheeling, IL 60090

PREPARED 154:

Lisa M. Fiveash Kimball Hill Homes 5999 New Wilke Road Rolling Meadows, IL 60008





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### **UNOFFICIAL COPY**

SCHEDULE A ALTA Commitment File No.: 415640

#### LEGAL DESCRIPTION

Parcel 1: Unit 22-408 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 8 and Storage Area 8 in Building 22 as set or Coot County 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.

Authorized Signature