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0505320076D

WARRANTY DEED

Doc#: 0505320076
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/22/2005 11:38 AM Pg: 1 of 3

ASTOR PLACE CONDOMINIUM

415640
1002

The Grantor, **Astor Place Limited Partnership**, an Illinois limited partnership, by **Kimball 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 Management 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:

- Easements, roads, rights-of-way; covenants, conditions and restrictions of record, including, but not limited to, the Declaration of Condominium Ownership for Astor Place dated June 20, 2003, and recorded June 27, 2003, as Document No. 0317831029, and any and all amendments thereto, and the Astor Place Declaration for Monument and Detention Pond Maintenance and Landscaping dated January 27, 2003, and recorded January 28, 2003, as Document No. 0030130150; and the Plat of Subdivision;
- General taxes and assessments accrued and not yet due; and
- 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.

3K1

STEWART TITLE OF ILLINOIS
2 NORTH LA SALLE STREET, SUITE 1920
CHICAGO, IL 60602

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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 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

STEWART TITLE COMPANY

Property of Cook County Clerk's Office