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WARRANTY DEED

ASTOR PLACE CONDOMINIUM



Doc#: 0505605201
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 02/25/2005 12:25 PM Pg: 1 of 3

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1828
CHICAGO, IL 60602

415400 1 of 2

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: **Vadim Bagdasarov (Single) and Nelly Oganessian (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:

- 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 # 22-304
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 **18th** day of **February**, **2005**.

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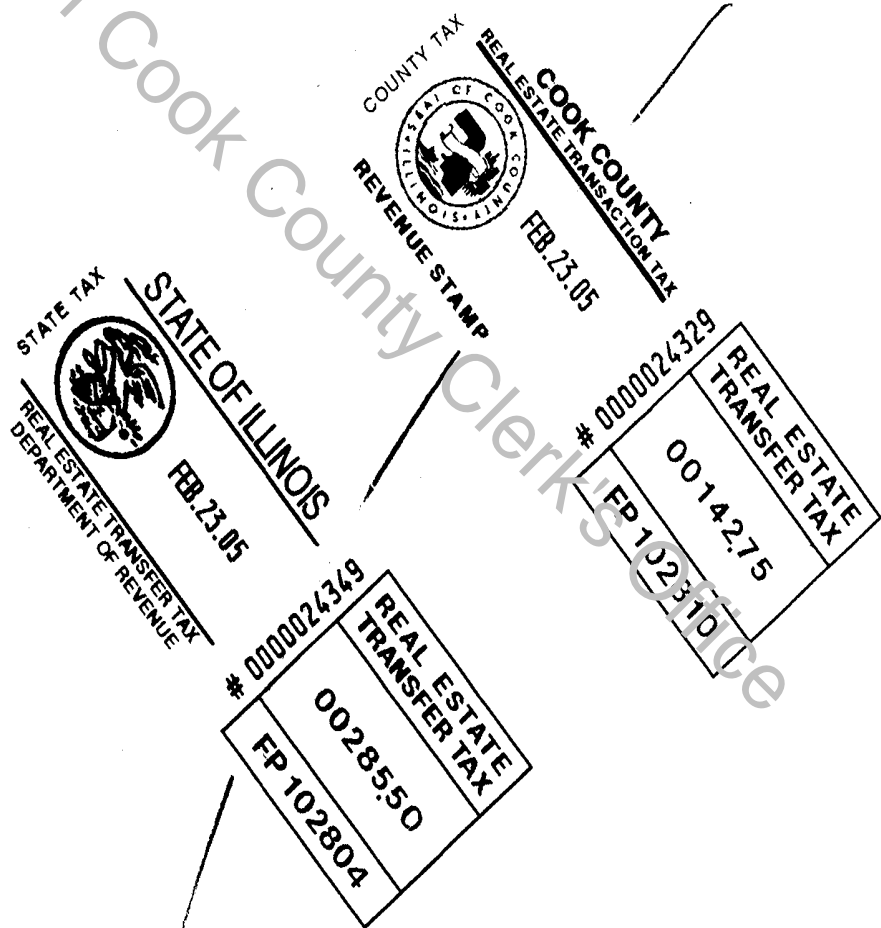
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SCHEDULE A
ALTA Commitment
File No.: 415400

LEGAL DESCRIPTION

Parcel 1: Unit 22-304 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 20 and Storage Area 20 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

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ASTOR PLACE LIMITED PARTNERSHIP, an
Illinois limited partnership

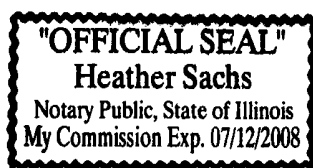
By: **Kimball Hill Homes Illinois, LLC**, an Illinois
limited liability company, its sole general partner

By: *Jack Wexelberg*
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 18th day of February, 2005.



Heather Sachs

Notary Public

SEND SUBSEQUENT TAX BILLS
AND RETURN TO:

Vadim Bagdasarov

Nelly Oganessian

511 Prestwick Lane, Lot #22-304

Wheeling, IL 60090



This instrument was prepared by:

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