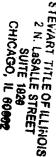
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WARRANTY DEED

ASTOR PLACE **CONDOMINIUM**



Doc#: 0505605203 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 02/25/2005 12:26 PM Pg: 1 of 3



415645 1043

The Grantor, Astor Place Limited Partnership, an Illinois limited partnership, by Kimbar 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: Scott L. Szwiec and Maria Elizateth Szwiec (Husband and Wife), Grantee(s), not in Tenancy in Common, but in Jein Tenancy, the following described real estate situated in Cook County, Illinois: AS TENANTS BY THE ENTIRETY

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

SUBJECT TO:

- a) 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 Decument No. 0030130150; and the Plat of Subdivision;
- 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 # 22-502 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.

0505605203D Page: 2 of 3

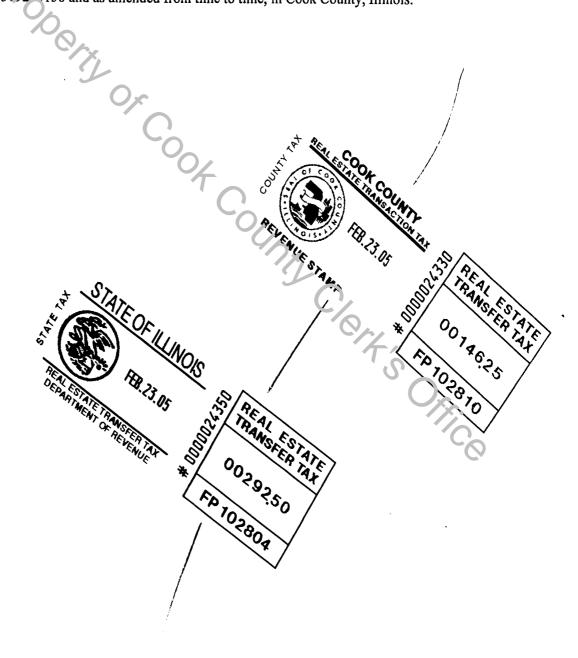
UNOFFICIAL COPY

SCHEDULE A ALTA Commitment File No.: 415645

LEGAL DESCRIPTION

Parcel 1: Unit 22-502 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 15 and Storage Area 15 in Building 22 as set forth in Special Amend nent to Declaration of Condominium Ownership for Astor Place recorded July 11, 2003 as document number 0315234158 and as amended from time to time, in Cook County, Illinois.





0505605203D Page: 3 of 3

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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, President

STATE OF ILLINOUS

) 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 dead of said company, for the uses and purposes therein set forth.

Given under my hand and Official Seal this 18th 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:



Scott and Maria Elizabeth Szwiec 511 Prestwick Lane, Lot #22-502 Wheeling, IL 60090

This instrument was prepared by:

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

After Recording, Wail to:

WARC D. Sherman, Esq. 3700 W. DEVON #E D. Lincolnwood, IL 60712