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STEVART TITLE OF ILLINOIS 2 N. ÉBSALLE STREET SUITE 1928 CHICAGO, IL 60002 WARRANTY DEED

ASTOR PLACE CONDOMINIUM



Doc#: 0506904032 Eugene "Gene" Moore Fee: \$28.00 Cook County Recorder of Deeds Date: 03/10/2005 07:33 AM Pg: 1 of 3

The Grantor, Astor Place Limited Partnership, an Illinois limited partnership, by Kimba'l 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 Manager lent Committee of said company, conveys and warrants to: "Edna M. Blacklidge, trustee of the Edna M. Blacklidge Declaration of Trust dated November 1, 1989, as Amended", Grantee(s), not in Tenancy in Common, but in Joint Tenancy, the following described eal estate situated in Cook County, Illinois:

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 Document 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 # 22-204 Wheeling, IL 60090

Real Estate Tax Index Number(s): 03.12.360.109, 03.12.363.001; 03.12.363.602; 03.12.363.002; 03.12.364.602

In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this <u>25th</u> day of <u>February</u>, 2005.

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SCHEDULE A
ALTA Commitment
File No.: 419030

LEGAL DESCRIPTION

Parcel 1: Unit 22-204 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 29 and Storage Area 29 in Building 22 as set ne. 23415.

Oberta Or County Clerk's Office forth in Special Amendment to Declaration of Condominium Ownership for Astor Place recorded July 11, 2003 as document number 23,9234158 and as amended from time to time, in Cook County, Illinois.

Brown

Authorized Signature

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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: **fick WWYU** 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 Wexelverg, 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 25th 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:

James & Edna Blacklidge
511 Prestwick Lane, Lot #22-204
Wheeling, IL 60090

This instrument was prepared by:

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







