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Doc#: 0511004012
Eugene "Gene" Moore Fee: \$28.00
Cook County Recorder of Deeds
Date: 04/20/2005 09:22 AM Pg: 1 of 3

**WARRANTY
DEED**

**ASTOR PLACE
CONDOMINIUM**

STEWART TITLE OF ILLINOIS
2 N. LA SALLE STREET
SUITE 1820
CHICAGO, IL 60602

1st #49706

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: **Sidney Rosenberg and Barbara Rosenberg (Husband & Wife)**, 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:

- 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.

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COMMONLY KNOWN AS
GRANTEE ADDRESS:

720 Prestwick Lane 24-406
Wheeling, IL 60090

Real Estate Tax Index Number(s):

03-12-300-109; 03-12-303-001; 03-12-304-001;
03-12-303-002; 03-12-303-003; 03-12-304-002

In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this **4th** day of **April, 2005**.

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SCHEDULE A
ALTA Commitment
File No.: 419706

LEGAL DESCRIPTION

Parcel 1: Unit 24-406 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 6 and Storage Area 6 in Building 24 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.

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ASTOR PLACE LIMITED PARTNERSHIP, an Illinois limited partnership

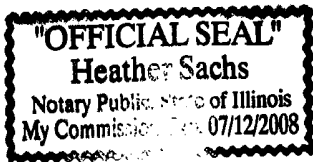
By: **Kimball Hill Homes Illinois, LLC**, an Illinois limited liability company, its sole general partner

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 4th day of April, 2005.



Heather Sachs
Notary Public

SEND SUBSEQUENT TAX BILLS AND RETURN TO:

Sidney & Barbara Rosenberg
720 Prestwick Lane, Lot #24-406
Wheeling, IL 60090

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

