



06121403440

WARRANTY DEED

Doc#: 0612140344 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00 Cook County Recorder of Deeds Date: 05/01/2006 03:41 PM Pg: 1 of 3

REGENCY OAKS

4742441062

The Grantor, Regency Oaks 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: Christopher J. Golden and Merle J. Golden (Husband and Wife), Not as Tenants in Common but as Tenants by the Entirety following described real estate situated in Cook County, Illinois:

* NOT AS JOINT TENANTS

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 Master Declaration of Covenants, Restrictions and Grant of Easements recorded on September 24, 2003, as Document No. 0326719152, and any and all amendments thereto; the Declaration of Covenants, Conditions, Restrictions and Easements for the Regency Oaks Neighborhood Association recorded on September 24, 2003, as Document No. 0326719153, and any and all amendments thereto; 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:

246 Regency Drive, Lot # 33 Bartlett, IL 60103

Real Estate Index Number: 06.34.308.001

STEWART TITLE OF ILLINOIS 2 N. LaSalle Street Suite 828 Chicago, IL 60602 312-848-4243

Office 344

UNOFFICIAL COPY

SCHEDULE A
ALTA Commitment
File No.: 474244

LEGAL DESCRIPTION

Lot 33 in the Final Plat of Survey of Regency Oaks Subdivision, being a subdivision of part of the Southwest quarter of Section 34, Township 41 North, Range 9, East of the Third Principal Meridian, according to the plat thereof recorded August 7, 2003 as document 03-21918004 and as amended by Certificate of Correction recorded September 2, 2004 as document 04-24639083, in Cook County, Illinois.

Property of Cook County Clerk's Office



Authorized Signature

STEWART TITLE COMPANY

UNOFFICIAL COPY

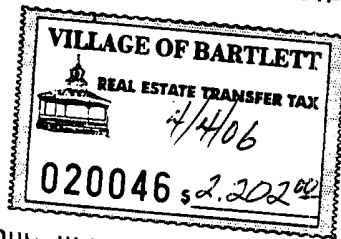
In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this 28th day of March, 2006.

REGENCY OAKS LIMITED PARTNERSHIP,
an Illinois limited partnership

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

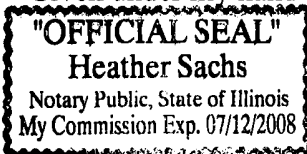
By: Jack Wexelberg
President

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)



The undersigned, a Notary Public, in and for the State aforesaid, 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 28th day of March, 2006.



Heather Sachs

Notary Public

SEND SUBSEQUENT TAX BILLS
AND RETURN TO:

Christopher & Merle Golde
246 Regency Drive
Bartlett, IL 60103

This instrument was prepared by:

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

COOK COUNTY
REAL ESTATE TRANSACTION TAX



APR. 29. 06

REVENUE STAMP

0000032927

REAL ESTATE TRANSFER TAX
00364.00
FP 102810

STATE OF ILLINOIS

STATE TAX



APR. 29. 06

REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE

0000032946

REAL ESTATE TRANSFER TAX
0072800
FP 102804