UNOFFICIAL COPY

WARRANTY DEED

0805905177 Fee: \$28.00 Eugene "Gene" Moore RHSP Fee:\$10.00

Cook County Recorder of Deeds Date: 02/28/2008 02:17 PM Pg: 1 of 3

REGENCY OAKS

The Grantor, Regency Oaks Limited Partnership, an Illinois limited partnership, by Kimball Hill Homes Illinois, LLC, an Illinois limited liability company, its sole general patter, 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: Anthony Kim (Single) and Natalie Boone (Single), Grantee(s), Not in Tenacy in Common but in Joint Tenancy, to'lo wing described real estate situated in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT "A"

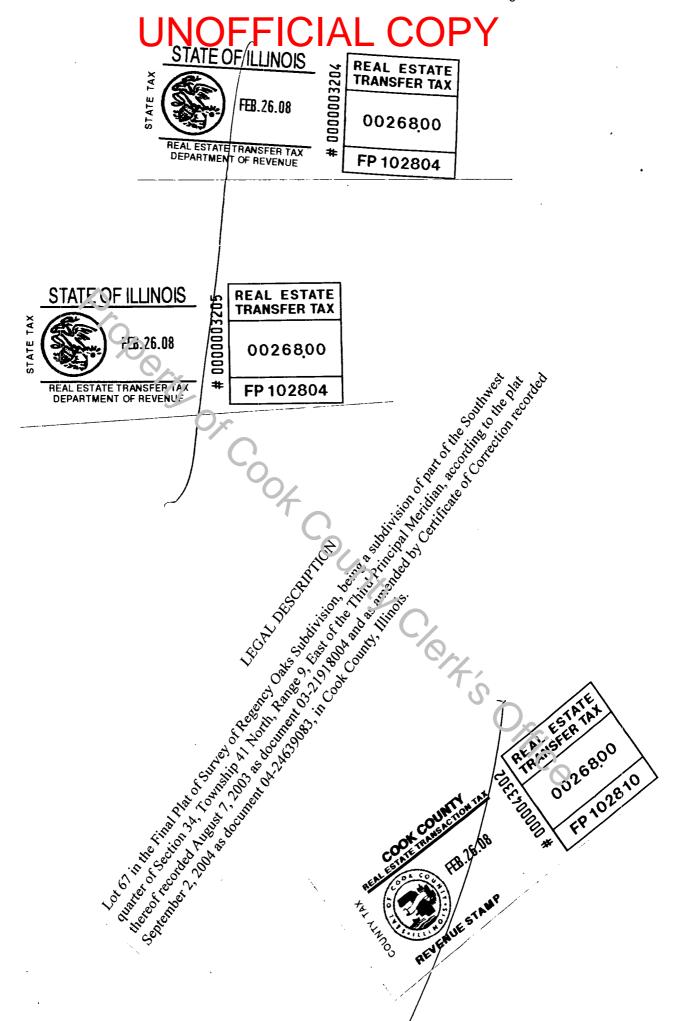
SUBJECT TO:

- a) Easements, roads, rights-of-way; covenants, conditions and restrictions of record, including, but not limited to, the 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 Ocks 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:**

862 Forest Glen Court, Lot # 67 Bartlett, IL 60103

Real Estate Index Number: 06-34-308-035



0805905177D Page: 3 of 3

UNOFFICIAL COPY

In witness whereof, said Grantor has caused its name to be signed on this instrument by its President, this <u>15th</u> day of <u>February</u>, <u>2008</u>.



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, Division President

STATE OF ILLINOIS) SS. COUNTY OF COOK)

The undersigned, a Notary Public, in and for said Cook County, in the State aforesaid, hereby certifies that Jack Wexelberg, Division 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 15th day of February, 2008.

"OFFICIAL SEAL"
CYNDI L. |PARKER
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires 10/01/2009

SEND SUBSEQUENT TAX BILLS AND RETURN TO:

Anthony Kim & Natalie Boone

862 Forest Glen Court Bartlett, IL 60103

This instrument was prepared by:

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