87474698

WARRANTY DEED

The Grantor, LAKE ARLINGTON TOWNE HOUSING PARTNERSHIP, an Illinois limited partnership, by Kimball Hill, Inc., its sole general partner, a corporation created and existing and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois, for and in consideration of $10.00 and other good and valuable consideration in hand paid, and pursuant to authority given by the Board of Directors of said corporation conveys and warrants to

EUGENE L. MAGAD and JANET M. MAGAD, his wife

not in Tenancy in Common, but in Joint Tenancy, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

Lot 6 in Lake Arlington Towne Unit 3, a subdivision in the Southeast ¼ of Section 16, Township 42 North, Range 11, east of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration ~~of Condominium~~, aforesaid, and grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

This deed is subject to: (a) all rights, easements, covenants, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length herein; (b) current real estate taxes and taxes for subsequent years; (c) ~~the Illinois Condominium Property Act~~; (d) public, private and utility easements of record (including those provided for in any Plat of Subdivision of the property which may hereafter be recorded); (e) applicable zoning, planned unit development, and building laws and ordinances; (f) rights of the public, the municipality and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water retention basins located in or serving the Property; (g) roads and highways, if any.

TO HAVE AND TO in Joint Tenancy forever.

Real Estate Ind

Address of Real ghts, IL 60004

ugust, 19 87

In Witness Wher to be hereto af fixed, and has y its President and attested by , 19 87.

LAKE ARLINGTON TOWNE HOUSING PARTNERSHIP
By Kimball Hill, Inc., as its sole general partner,
By David K. Hill
David K. Hill, Jr., President

Attest Barbara G. Cooley
Barbara G. Cooley, Secretary

COOK COUNTY, ILLINOIS
FILED FOR RECORD
1987 AUG 28 AM 10: 03
87474698

State of Illinois) SS
County of Cook)

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that David K. Hill, Jr., personally known to me to be the President of Kimball Hill, Inc., an Illinois corporation, and Barbara G. Cooley, personally known to me to be the Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledged that as such President and Secretary, they signed and delivered the said instrument as President and Secretary of said corporation, and caused the corporate seal of said corporation to be affixed thereto, pursuant to authority given by the Board of Directors of said corporation as their free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.

Given under my hand and official seal this 18th day of August, 19 87.

Vivian J. Becker
Notary Public

My Commission Expires Sept. 24, 1988

This instrument was prepared by: Vivian J. Becker
5999 New Wilke Road, #504
Rolling Meadows, IL 60008

After Recording Mail To:
John W. Dubbs, Jr.
2329 Winnetka Ct.
Northfield, Ill. 60093

Tax Bill Mailing Address:
EUGENE L. MAGAD
2158 LAKE SHORE CIRCLE
ARLINGTON HEIGHTS, IL 60004

BOX 333 — TH 2

87474698

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX
12.00
AUG 28 '87 DEPT. OF REVENUE
COOK CO. NO. 016
REAL ESTATE TRANSACTION TAX
Cook County
96.00
REVENUE STAMP AUG 28 '87

12 00

87474698

The Granto ... llinois limited partnership, by ... corporation created and existi ... nois and duly authorized to t ... d in considera- tion of $10.00 ... paid, and pur- suant to author ... ration conveys and warrants to ... s wife not in Tenancy ... scribed Real Estate situated ... to wit:

COOK CO. NO. 016

12.00

STATE OF ILLINOIS REAL ESTATE TRANSFER TAX

AUG28'87 DEPT. OF REVENUE

SUBJECT TO:

TO HAVE AND TO HOLD said premises not in Tenancy in Common, but in Joint Tenancy forever.

Real Estate Index No.: 03-16-400-005-0000

Address of Real Estate 2158 Lake Shore Circle Arlington Heights, IL 60004

Dated this 18th day of August, 19 87.

In Witness Whereof, said Grantor has caused its corporate seal to be hereto affixed, and has caused its name to be signed to these presents by its President and attested by its Secretary, this 18th day of August, 19 87.

LAKE ARLINGTON TOWNE HOUSING PARTNERSHIP
By Kimball Hill, Inc., as its sole general partner,

By David K. Hill
David K. Hill, Jr., President

Attest Barbara G. Cooley
Barbara G. Cooley, Secretary

REAL ESTATE TRANSACTION TAX REVENUE STAMP AUG28'87 Cook County

State of Illinois) COOK COUNTY, ILLINOIS FILED FOR RECORD
) SS
County of Cook) 1987 AUG 28 AM 10: 03 87474698

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ARLINGTON HEIGHTS, IL 60004

BOX 333 — TH

15 00

provided for in any Plat of Subdivision of the property, which may have