

UNOFFICIAL COPY

WARRANTY DEED

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The Grantor, LAKE ARLINGTON TOWNE HOUSING PARTNERSHIP, an Illinois limited partnership, and LAKE ARLINGTON TOWNE COUNTRY HOMES PARTNERSHIP, an Illinois limited partnership, by KIMBALL HILL, INC., an Illinois corporation, as sole general partner, 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

HENRY S. FISCHBACK and THERESA A. FISCHBACK, 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:

COOK COUNTY, ILLINOIS
FILED FOR RECORD

87645770

SUBJECT TO:

1987 DEC -7 AM 11:32

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 1962 Charter Point Drive Arlington Heights, IL 60004

Dated this 3rd day of December, 1987

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 3rd day of December, 1987.

LAKE ARLINGTON TOWNE HOUSING PARTNERSHIP and
LAKE ARLINGTON TOWNE COUNTRY HOMES PARTNERSHIP
By KIMBALL HILL, INC., its sole general partner,

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

Attest Barbara G. Cooley
Barbara G. Cooley, Secretary

State of Illinois))
County of Cook) SS

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., and 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 of said corporation signed and delivered the said instrument 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 3rd day of December, 1987.

Vivian J. Becker
NOTARY PUBLIC

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

After Recording Mail to:
Harry C. Piper
17011 Lake Ave
Menard IL
60025

Tax Bill Mailing Address:
Henry S. Fischback
1962 Charter Pt Dr
Arlington Hts IL
60004

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
61.75
REAL ESTATE TRANSACTION TAX
61.75

10/1
733257
Halley 71-43-745

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STATE OF ILLINOIS

The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

DEBBY R. FERRIS and TERRISA A. FERRIS, His wife

and in testimony whereof, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this 1st day of December, 1953.

DEC - 1 1953

Property of Cook County Clerk's Office

0000-000-000000

Noted this 1st day of December, 1953.

DEBBY R. FERRIS and TERRISA A. FERRIS, His wife

(Signature)

1953

The undersigned, Clerk of Cook County, Illinois, do hereby certify that the within and foregoing is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois, and that the same is a true and correct copy of the original as the same appears in the records of the County of Cook, Illinois.

DEBBY R. FERRIS and TERRISA A. FERRIS, His wife

and in testimony whereof, I have hereunto set my hand and the seal of said County at Chicago, Illinois, this 1st day of December, 1953.

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THE LOFTS AT LAKE ARLINGTON TOWNE

Unit 25-3 in the Lofts at Lake Arlington Towne Condominium as delineated on a survey of the following described real estate:

That part of the Southeast $\frac{1}{4}$ of Section 16, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois, which survey is attached as Exhibit "C" to the Declaration of Condominium recorded as Document No. 87156662 together with its undivided percentage interest in the common elements.

Parcel 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in Declaration of Easements recorded as document number 87137828 in Cook County, Illinois.

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.

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