

UNOFFICIAL COPY

WARRANTY DEED

1200

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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

JOHN R. HINKES and HELEN M. HINKES, 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:

7143 759 Z

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 2230 Lake Shore Circle Arlington Heights, IL 60004

Dated this 29th day of December, 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 29th day of December, 19 87.

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

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

Attest Barbara G. Cooley
Barbara G. Cooley, Secretary

COOK COUNTY, ILLINOIS
FILED FOR RECORD

State of Illinois)

County of Cook)

SS

1987 DEC 30 AM 10:47

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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 29th day of December, 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 Bure
2230 Wilke Rd.
Wilke Rd., IL 60015

Tax Bill Mailing Address:

BOX 333 - T11

STATE OF ILLINOIS
DEPARTMENT OF REVENUE
\$ 88.60

COOK COUNTY
REAL ESTATE TRANSACTION TAX

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PARCEL 1:

THAT PART OF LOT 13 LYING EAST OF A LINE 58.11 FEET, AS MEASURED AT RIGHT ANGLES, WEST OF AND PARALLEL WITH THE EAST LINE OF SAID LOT 13 IN LAKE ARLINGTON UNIT 3, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1986 AS DOCUMENT #6322992, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER LOT 31 IN LAKE ARLINGTON UNIT 3 SUBDIVISION, AFORESAID, FOR INGRESS AND EGRESS AS SET FORTH OF THE PLAT OF SUBDIVISION RECORDED JULY 29, 1986 AS DOCUMENT #6322992 AND AS CREATED BY MORTGAGE RECORDED OCTOBER 1, 1987 AS DOCUMENT #7553667.

Grantor also hereby grants to the grantees, 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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