

# UNOFFICIAL COPY

87 239 083

12.00

## 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

WALDEMAR KAMYSZ and ANNA KAMYSZ, 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:

Unit 7-1 in the Colony at Lake Arlington Towns Condominium as delineated on a survey of the following described real estate:

That part of the Southeast 1/4 of Section 16, Township 42, Range 10

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 2106 Cold Spring Road Arlington Heights, IL 60004

Dated this 14th day of April, 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 14th day of April, 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

Barbara G. Cooley  
Barbara G. Cooley, Secretary  
COOK COUNTY FILED FOR RECORD

State of Illinois )  
                          ) SS  
County of Cook    )

1987 MAY -5 AM 11:50

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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 14th day of April, 19 87.

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:

EDWARD A PRICE  
145 S. CENTER ST  
BELLEVILLE IL

60106

Tax Bill Mailing Address:

M/M WALDEMAR KAMYSZ  
2106 COLD SPRINGS RD  
ARLINGTON HTS, IL

60004

BOX 333 - WJ

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX  
DEPT. OF REVENUE  
75.50

STATE OF ILLINOIS  
REAL ESTATE TRANSACTION TAX  
DEPT. OF REVENUE  
75.50

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71-06-171-90-11

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Property of Cook County Office

PARCEL 1:  
UNIT NUMBER 7-3 IN COLONY AT LAKE ARLINGTON TOWNE CONDOMINIUM AS  
DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:  
PART OF LOT 1 IN LAKE ARLINGTON TOWNE UNIT 73 BEING A SUBDIVISION IN  
THE SOUTH EAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF  
THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "C"  
TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 87137829,  
TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS  
IN COOK COUNTY, ILLINOIS

87 239 083

PARCEL 2:  
EASEMENT 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 this Declaration for the benefit of the remaining property  
described therein.

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