

UNOFFICIAL COPY

87337601

WARRANTY DEED

COOK COUNTY
JUN 22 1987

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 convey and warrants to

H. WESLEY FULTON and YVONNE B. FULTON, 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 CLERK

1987 JUN 22 AM 11:02

87337601

STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
REVENUE
JUN 22 1987
DEPT. OF REVENUE
89.00
12.00

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 2176 Lake Shore Circle Arlington Heights, IL 60004

Dated this 17th day of June, 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 17th day of June, 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

REAL ESTATE TRANSACTION TAX
REVENUE
JUN 22 1987
STAMP
89.00

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., 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 17th day of June, 19 87.

Vivian J. Becker
Notary Public
My Commission Expires Sept. 21, 1988

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

After Recording Mail To:
J. KANE
695 E. Algonquin Rd. #410
Arlington Heights, Ill. 60005

Tax Bill Mailing Address:
Same as Property

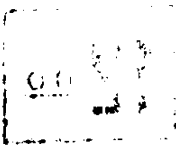
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10/2
71-8-402
731355

87337601

MARIA M. LAPLUME

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Property of Cook County Office

87337601

PARCEL 11
THAT PART OF LOT 11 LYING NORTH OF A LINE 54.96 FEET, AS MEASURED AT
RIGHT ANGLES, SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 27
IN LAKE ARLINGTON UNIT 3, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF
SECTION 15, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 21

EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER LOT 31 IN LAKE ARLINGTON UNIT
NUMBER 3 SUBDIVISION, AFORESAID, FOR INGRESS AND EGRESS AS SET FORTH IN
THE PLAT OF SUBDIVISION RECORDED JULY 29, 1986 AS DOCUMENT 86372992 AND
AS CREATED BY MORTGAGE RECORDED DECEMBER 17, 1986 AS DOCUMENT 86605063.

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, all 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 Declara-
tion 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 here-
after be recorded); (e) applicable zoning, planned unit development,
and building laws and ordinances; (f) rights of the public, the mun-
cipality 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; (g) roads and highways,
if any.

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Cook County Office