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88401512

WARRANTY DEED

The Grantor, LAKE ARLINGTON TOWNE HOUSING 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

FRED RAHIMI

not in Tenancy in Common but in Joint Tenancy, the following described real estate situated in the County of Cook, in state of Illinois, to wit: (see attached)

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND REAL ESTATE TAXES FOR 1987 AND SUBSEQUENT YEARS.

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

Real Estate Index Number: 03-16-407-025

Address of Real Estate: 2471 TOWNE BLVD. ARLINGTON HGTS., IL.

Dated this 19TH day of AUGUST, 1988.

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 19TH day of AUGUST, 1988.

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)
) 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 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 19TH day of AUGUST, 1988.

"OFFICIAL SEAL"

GATHY J. PAWELECK
Notary Public, State of Illinois
My Commission Expires Apr 125, 1992

Gathy J. Paweleck
NOTARY PUBLIC

This instrument was prepared by: Wendy Cornwell-Gumz
5999 New Wilke Road, #504
Rolling Meadows, IL 60008

After Recording mail to:

Ronald W. Wiodacha
Attorney at Law
32 Main Street
Park Ridge, Ill.

Tax Bill Mailing Address:

Fred Rahimi
2471 Towne Blvd
Arlington Heights, IL
60004
BOX 332

COOK
CO. INC. 018
5 9 2 1 9
PA 10586
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
SEP-7-88
6 2.75

0 1 7 0 2 5
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP SEP-7-88
PA 11424
Cook County
8 2.75

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935568 Section 11938973

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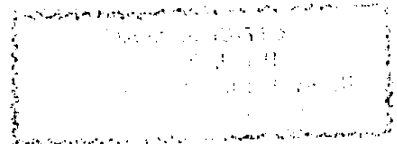
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LOFTS AT LAKE ARLINGTON TOWNE

PARCEL 1:

Unit 20-2 in the *LOFTS AT LAKE ARLINGTON TOWNE* as delineated on a survey of the following described real estate:

Part of Lake Arlington Towne Unit 6 Subdivision and part of Lake Arlington Towne Unit 1 Subdivision, both being subdivisions in the South East 1/4 of Section 16, Township 42 North, Range 11 East of the third Principle Meridian, 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 in Cook County, Illinois.

PARCEL 2:

Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of Easements recorded as document no. 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, convenient, conditions, restrictions and reservations contained in said Declaration the same as though the provisions of said Declaration were recited and stipulated at length here in; (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 continuous 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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