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COOK COUNTY, ILLINOIS

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WARRANTY DEED

The Grantor, LAKE ARLINGTON TOWNE HOUSING 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

ETHEL J. SMITH

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: 03-16-411-001

Address of Real Estate: 2068 CHARTER POINT DR., ARLINGTON HGTS., IL

Dated this 29TH day of JULY, 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 29TH day of JULY, 1988.

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

12 00

By David K. Hill, Jr., President

Attest 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 29TH day of JULY, 1988.

NOTARY PUBLIC [Signature]

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

After Recording mail to: Ethel J. Smith, 2068 Charter Point Dr., Arlington Heights, IL 60004

Tax Bill Mailing Address: Ethel J. Smith, 2068 Charter Point Drive, Arlington Heights, IL 60004

BOX 333 - TH

STATE OF ILLINOIS REAL ESTATE TRANSACTIONS TAX RECEIPT 93.25 Cook County

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Handwritten notes: 1AC, 735340/7171802

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COLONY AT LAKE ARLINGTON TOWNE

PARCEL 1:

Unit 14.5 in the COLONY AT LAKE ARLINGTON TOWNE as delineated on a survey of the following described real estate:

Part of Lot 1 in Lake Arlington Towne Unit 5, being a Subdivision in 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. 87137829, 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. 86322997 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 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.