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WARRANTY DEED

The Grantor, KIMBALL HILL 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

JAMES F. FLEMING & LOUISE S. FLEMING, HUSBAND & WIFE

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 1988 AND SUBSEQUENT YEARS.

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

Real Estate Index Number 02-16-404-018-0000

Address of Real Estate: 976 W. HIDDEN HILL LANE PALATINE, IL 60067

Dated this 8TH day of AUGUST, 1989.

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 Sr. Vice President and attested by its Secretary, this 8TH day of AUGUST, 1989.

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

By Hal H. Barber
Hal H. Barber - Sr. Vice President

Attest Barbara G. Cooley
Barbara G. Cooley, Secretary

State of Illinois))
County of COOK) SS

12.00

I, the undersigned, a Notary Public, in and for the County and State aforesaid, do hereby certify that Hal H. Barber, personally known to me to be the Sr. Vice 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 8TH day of AUGUST, 1989.

Jan M. May
NOTARY PUBLIC

This instrument was prepared by: Michele Peters
5999 New Wilke Road, #504
Rolling Meadows, IL 60008

After Recording mail to:
WM DUFFY
101 So. Pine
MT. PROSPECT, IL 60056

Tax Bill Mailing Address: JAMES & LOUISE FLEMING
976 W HIDDEN HILL LN
PALATINE, ILL. 60067

Box 333

COOK NO. 018
9 0 9 9 9
STATE OF ILLINOIS
REAL ESTATE TRANSFER TAX
DEPT. OF REVENUE
AUG 28 1989
11 18 50

0 2 9 1 0 3
REAL ESTATE TRANSACTION TAX
REVENUE
STAMP
AUG 28 1989
9 11 124
118.50
Cook County

Handwritten notes on the left margin: 6088514070009, 7212612L, 6088514070009

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Property of Cook County Clerk's Office

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HIDDEN HILLS

LOT 2 IN HIDDEN HILL, BEING A RESUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 4, 1988 AS DOCUMENT NO. 88511435, IN COOK COUNTY, ILLINOIS.

This deed is subject to: (a) current real estate taxes and taxes for subsequent years; (b) public, private, and utility easements of record (including those provided for in any Plat of Subdivision of the property which may hereafter be recorded); (c) applicable zoning, planned unit development, and building laws and ordinances; (d) 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; (e) roads and highways, if any.

Proprietary Cook County Clerk's Office

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