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WARRANTY DEED
90467380

The Grantor, TALBOT'S MILL LIMITED 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 A. MURAWSKI
~~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: (see attached)

SUBJECT TO: COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD AND REAL ESTATE TAXES FOR 1990 AND SUBSEQUENT YEARS.

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

Real Estate Index Numbers 08-31-400-053-0000

Address of Real Estate: 929 LITTLE FALLS COURT ELK GROVE VILLAGE, IL. 60007

Dated this 21ST day of SEPTEMBER, 19 90.

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be signed to these presents by its Sr. Vice President and attested by its Secretary, the 21ST day of SEPTEMBER, 19 90.

TALBOT'S MILL LIMITED PARTNERSHIP
By KIMBALL HILL, INC., its sole general partner.

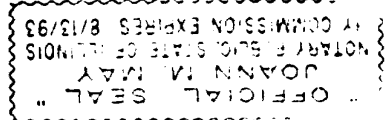
By Hal H. Barber, Sr. Vice President
90467380

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 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 21ST day of SEPTEMBER, 19 90.



Hal H. Barber
NOTARY PUBLIC

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

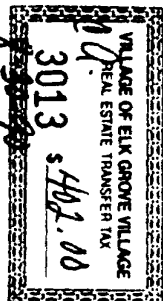
Tax Bill Mailing Address:

James A. Murawski
929 Little Falls Ct. #814g 97-14-13
Elk Grove Village, IL 60007

Kimball Hill, Inc.
200 E. Evergreen Ave.
Rolling Meadows, IL 60007

After Recording mail to:

Handwritten initials: HCB



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COUNTRY HOMES AT TALBOT'S MILL

Unit 97-3 in The Country Homes at Talbot's Mill Condominium, as delineated on a survey of certain lots or parts thereof in Talbot's Mill, being a subdivision in the South half of Section 31 and the South West quarter of Section 32, Township 41 North, Range 11 East of the Third Principal Meridian, which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 89587109, as amended from time to time, together with its undivided percentage interest in the common elements, as defined and set forth in said Declaration and Survey,

Grantor also hereby grants to the grantee, its successors and assigns, all 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) current real estate taxes and taxes for subsequent years; (b) the Act; (c) the Plat; (d) the Declaration; (e) public, private and utility easements of record (including those provided for in any plat of subdivision of the Property which may hereafter be recorded); (f) applicable zoning, planned unit development, and building laws and ordinances; (g) rights of the public, the municipality and adjoining and contiguous owners to use and have maintained the drainage ditches, feeders, laterals and water retention basins located in or serving the Property; (h) roads and highways, if any; (i) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of Closing and which Seller may so remove at that time by using funds to be paid upon delivery of the deed; (j) matters over which the Title Insurer is willing to insure; (k) acts done or suffered by Purchaser; and (l) Purchaser's mortgage (the "Permitted Exceptions").

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