

# UNOFFICIAL COPY

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## WARRANTY DEED

The Grantor, COBBLERS CROSSING FINE HOMES LTD. 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

ARTHUR ZALUD & CATHERINE ZALUD, 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 1989 AND SUBSEQUENT YEARS.

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

Real Estate Index Number 06-07-202-005-0000 06-07-201-001-0000-00

06-07-202-005-0000 06-07-201-001-0000

Address of Real Estate: 994 HAMPSHIRE LANE, ELGIN, IL 60120

Dated this 27TH day of DECEMBER, 19 89.

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 27TH day of DECEMBER, 19 89.

COBBLERS CROSSING FINE HOMES LTD. PTRNSHP  
By KIMBALL HILL, INC., its sole general partner.

By Hal H. Barber - Sr. Vice President

Attest  
Barbara G. Cooley, Secretary

State of Illinois )  
                          ) SS  
County of COOK )

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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.



Under my hand and Official seal this 27TH day of DECEMBER, 19 89.

NOTARY PUBLIC

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

After Recording mail to:  
Arthur Zalud  
994 Hampshire Lane  
Elgin, IL 60120

Tax Bill Mailing Address:  
E. Sarnie

1325

8/15/88  
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## COBBLER'S CROSSING

### PARCELS:

LOT 157 IN COBBLER'S CROSSING UNIT 1, BEING A SUBDIVISION OF PART OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN RECORD BOOK NO. 1158 AS OCCUPYING PARCEL 00506730, 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.

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