

WARRANTY DEED

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

EIDEN NOYOLA

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.

DEPT-01 RECORDING \$13.00

TO HAVE AND TO HOLD said premises TRAN 6822-02/05/90 10:11:00 forever.

*8301 * F * -90-320378
COOK COUNTY RECORDER

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

Address of Real Estate: 942 LITTLE FALLS COURT ELK GROVE VILLAGE, IL. 60007

Dated this 29TH day of JUNE, 19 90.

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 29TH day of JUNE, 19 90.

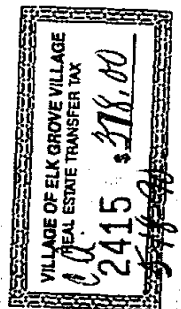
TALBOT'S MILL LIMITED PARTNERSHIP

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

Hal H. Barber
Hal H. Barber- Sr. Vice 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 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 29TH day of JUNE, 19 90.

" OFFICIAL SEAL "
JOANN M. MAY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 8/13/93

Joann M. May
NOTARY PUBLIC

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

After Recording mail to:

Tax Bill Mailing Address:

E. Noyola
942 Little Falls Ct.
Elk Grove IL 60007

E. Noyola
942 Little Falls Ct
Elk Grove IL 60007

BOX 334

590-02748

1300

90320378

UNOFFICIAL COPY

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Property of Cook County Clerk's Office

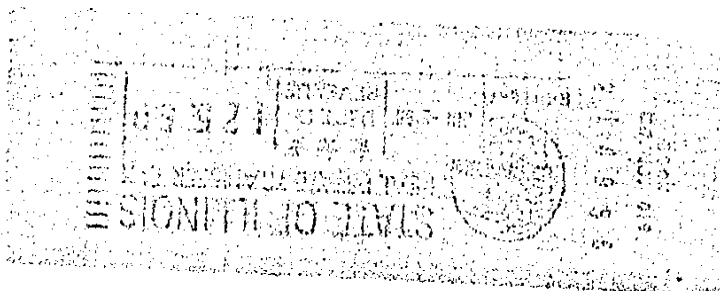
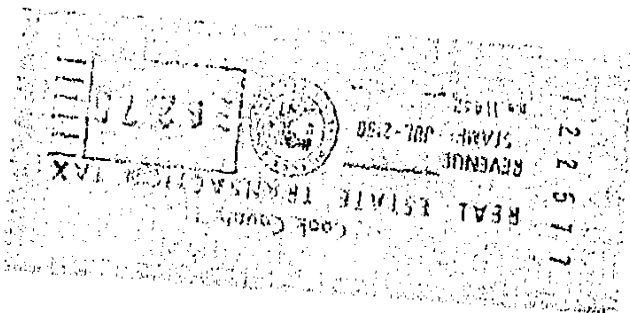
UNOFFICIAL COPY

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Unit 100-2 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, 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) 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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