

WARRANTY DEED

The Grantor, COBBLER'S CROSSING COUNTRY 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

RANDALL CHAN, RONALD CHAN, & MAY CHAN

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 1991 AND SUBSEQUENT YEARS.

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

Real Estate Index Numbers ^{NS} 06-07-408-001-0000
Address of Real Estate: 1113 STILLWATER ROAD, ELGIN IL 60120

Dated this 28TH day of JUNE, 1991.

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 28TH day of JUNE, 1991.

COBBLER'S CROSSING COUNTRY HOMES LIMITED PARTNERSHIP
By KIMBALL HILL, INC., its sole general partner.

By [Signature]
Hal H. Barber - Sr. Vice President

Attest [Signature]
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.

Given under my hand and Official seal this 28TH day of JUNE, 1991.



[Signature]
NOTARY PUBLIC

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

" OFFICIAL SEAL"
JOANN M. MAY
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 06/30/92

After Recording mail to:
Randall Chan
1113 STILLWATER RD
ELGIN, IL 60120

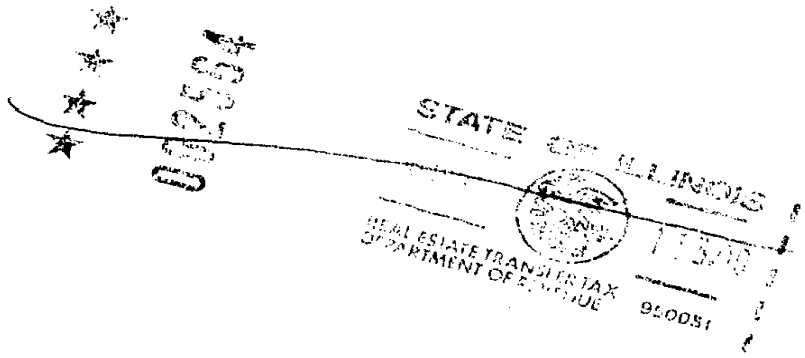
Tax Bill Mailing Address:
1113 STILLWATER RD
ELGIN, IL 60120

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Unit 61-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE LOFTS AT COBBLER'S CROSSING, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 89-600378 AS AMENDED FROM TIME TO TIME, LOCATED IN COBBLER'S CROSSING UNIT 4, BEING A SUBDIVISION OF THE SOUTH 1/2 OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, 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) current real estate taxes and taxes for subsequent years; (b) the Plat; (c) the Declaration; (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 contiguous 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; (h) 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; (i) matters over which the Title Insurer is willing to insure; (j) taxes done or suffered by Purchaser; and (k) Purchaser's mortgage (the "Permitted Exceptions"); (l) party walls and party wall agreements, if any.

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