

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

RONALD MONTONERA and Wilma Maria Ziomba not in tenancy in common but as joint tenants, the following described real estate situated in the County of Cook, in the state of Illinois, to wit: (sub 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 ^{tenancy} not in tenancy in common but in joint tenancy forever.

Real Estate Index Numbers 08-31-409-953-0000
Address of Real Estate: 1065 TALBOT'S LANE ELK GROVE VILLAGE, IL 60007

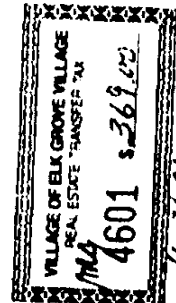
Dated this 31ST day of DECEMBER, 19 91.

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 31ST day of DECEMBER, 19 91.

TALBOT'S MILL LIMITED 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



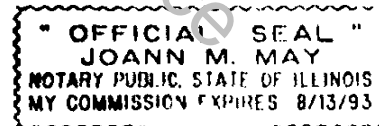
State of Illinois)
SS
County of COOK)

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 31ST day of DECEMBER, 19 91.

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: _____

Ronald Montonera
Wilma Maria Ziomba

23

92001983

UNOFFICIAL COPY

9 2 0 1 9 8 3

COUNTRY HOMES AT TALBOT'S MILL

PARCEL 1:

UNIT 107-3 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 1/2 OF SECTION 31 AND SOUTHWEST 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 NO. 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.

PARCEL 2:

EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS DATED JUNE 30, 1989 AND RECORDED DECEMBER 5, 1989 AS DOCUMENT NO. 89579845.

Grantor also hereby grants to the grantee, its successors and assigns, its 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 Association 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) the Plat of Subdivision (b) the Declaration of Condominium, (c) the Illinois Condominium Property Act, (d) covenants, conditions and restrictions of record, (e) party wall rights and party wall agreements, if any (f) public, private and utility easements of record, (g) applicable zoning, planned unit development and building laws and ordinances, (h) roads and highways, if any; (i) current real estate taxes and taxes for subsequent years, (j) acts done or suffered by Grantee, (k) Grantee's mortgage.

92001983