

UNOFFICIAL COPY

GALENA HOMES AT LAKE ARLINGTON TOWNE WARRANTY DEED

The Grantor, Lake Arlington Development Partnership an Illinois general partnership, by Kimball Hill Inc., an Illinois corporation, its 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:

JOSEPH F. AND SHANNON E. SULLIVAN, Grantee(s)
not in Tenancy in Common, but in Joint Tenancy, the described real estate attached as exhibit 'A', situated in Cook County, Illinois, to wit:

SUBJECT TO:

- (a) The Plat of Subdivision;
- (b) covenants, conditions and restrictions of record, including the Condominium Declaration;
- (c) current real estate taxes and taxes for subsequent years;
- (d) party wall rights and party wall agreement, if any;
- (e) public, private and utility easements of record (including those provided for in any Plat which may hereinafter be recorded);
- (f) applicable zoning, planned unit development, and building laws and ordinances;
- (g) drainage ditches, feeders, laterals, if any;
- (h) roads and highways, if any;
- (i) minor matters not affecting the use of the Residential Unit;
- (j) matters over which the Title Insurer is willing to insure;
- (k) acts done or suffered by Grantor; and
- (l) Grantor's mortgage.

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

Real Estate Index Number: 03-18-411-004-0000

Address of Real Estate: 1984 SILVER LAKE ROAD, ARLINGTON HEIGHTS, IL 60004

In witness whereof, said Grantor has caused its name to be signed on this instrument by its Senior Vice President and attested by its Secretary, this 30TH day of JUNE, 1993.

Lake Arlington Development Partnership, an Illinois general partnership by Kimball Hill, Inc., an Illinois corporation, its sole general partner

By: Hal H. Barbor
Hal H. Barbor, Senior Vice President

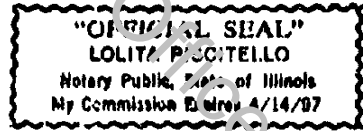
Attest: Barbara G. Cooley
Barbara G. Cooley, Secretary

State of Illinois)
County of Cook) SS

I, the undersigned, a Notary Public, in and for the County and State aforesaid, DO HEREBY CERTIFY THAT Hal H. Barbor, personally known to me to be the Senior Vice President of Kimball Hill, Inc., an Illinois corporation, and Barbara G. Cooley, personally known to me to be the Secretary of said corporation, 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 Senior Vice President and Secretary of said corporation signed and delivered the said instrument, 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 30TH day of JUNE, 1993.

Lolita Piscitello
NOTARY PUBLIC



This instrument was prepared by Susan K. Klatt, 5999 Now Wilko Road, #504, Rolling Meadows, IL 60008.

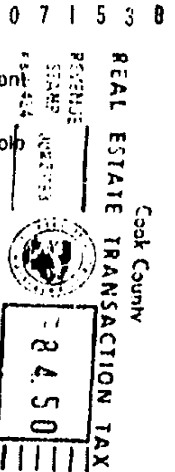
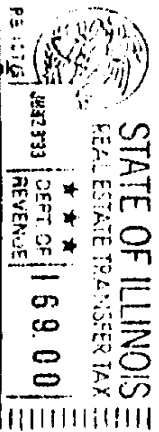
After recording mail to:
Rowen M. Lake
1500 W. Shore Dr.
Arlington Heights, IL
60004

Tax bill mailing address:
Joseph F. Sullivan
1984 SILVER LAKE ROAD
ARLINGTON HEIGHTS, IL
60004

Circle 9/92

BOX 333 - TH

COOK CO. NO. 016 4 0 9 2 0



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93511990

74 184 14

ARMY 15 SH 50 96

1012

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Property of Cook County Clerk's Office

STREET ADDRESS: 1984 SILVER LAKE ROAD
CITY: ARLINGTON HEIGHTS COUNTY: COOK
TAX NUMBER: 03-16-411-004-8800

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LEGAL DESCRIPTION:

UNIT 9-4 IN CALENA AT LAKE ARLINGTON TOWNE CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: PART OF LOT 1 IN LAKE ARLINGTON TOWNE UNIT 7, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CODOMINIUM RECORDED DECEMBER 11, 1992 AS DOCUMENT 92938309 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

"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 ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECALLED AND STIPULATED AT LENGTH HEREIN."

93511990