

WARRANTY DEED
STATE OF ILLINOIS
(Corporation or Individual)

UNOFFICIAL COPY

89352606

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W/AF 541205720 06-01-89

THE GRANTOR ROYAL ST. JAMES LTD. an Illinois Corporation

a corporation created and existing under and by virtue of the laws of the State of Illinois and duly authorized to transact business in the State of Illinois for and in consideration of the sum of Ten Dollars & other good & valuable considerations & No/100-----DOLLARS,

DEPT-01
T65555 TRAN 8238 08/02/89 09125100
#4089 # E # -B9-352606
COOK COUNTY RECORDER

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to

(The Above Space For Recorder's Use Only)

JOHN P. McNICHOLAS and MARY McNICHOLAS, his wife as Joint Tenants and not as Tenants In Common - 101-8154 Autobahn Drive South, Palos Park, Ill. 60464

the following described Real Estate situated in the County of Cook in the State of Illinois to wit:

PARCEL 1: UNIT 8154-101 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN CONDOMINIUMS OF EDELWEISS AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 88057454, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN PLAT OF SUBDIVISION RECORDED AS DOCUMENT NUMBER 87535521, AND DOCUMENT NUMBER 88057454.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID UNIT AS SET FORTH IN THE DECLARATION OF CONDOMINIUM; AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING LAND DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON ELEMENTS SHALL BE DIVESTED PRO TANTO AND VEST IN THE GRANTEES OF THE OTHER UNITS IN ACCORDANCE WITH THE TERMS OF SAID DECLARATION AND ANY AMENDED DECLARATIONS RECORDED PURSUANT THERETO, AND THE RIGHT OF REVOCATION IS ALSO HEREBY RESERVED TO THE GRANTOR HEREIN TO ACCOMPLISH THIS RESULT. THE ACCEPTANCE OF THIS CONVEYANCE BY THE GRANTEES SHALL BE DEEMED AN AGREEMENT WITHIN THE CONTEMPLATION OF THE CONDOMINIUM PROPERTY ACT OF THE STATE OF ILLINOIS TO A SHIFTING OF THE COMMON ELEMENTS PURSUANT TO SAID DECLARATION AND TO ALL THE OTHER TERMS OF SAID DECLARATION, WHICH IS HEREBY INCORPORATED HEREIN BY REFERENCE THERETO, AND TO ALL THE TERMS OF EACH AMENDED DECLARATION RECORDED PURSUANT THERETO.

Given P. MC NICHOLAS AND MARY MC NICHOLAS, THEIR SUCCESSORS AND ASSIGNS, GARAGE SPACE NO. 8154-101 AS A LIMITED COMMON
Comr ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED DECLARATION OF CONDOMINIUM.

This instrument was prepared by J. F. Capparelli, P.O. Box 426, Palos Park, Ill. 60464 (NAME AND ADDRESS)

89352606

MAIL TO { JAMES STRICK (Name)
1413 S. DEPT ST. (Address)
WORTH, IL 60452 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS \$12.00 MAIL
John P. McNicholas (Name)
101-8154 Autobahn Drive South (Address)
Palos Park, Illinois 60464 (City, State and Zip)

ATTN: RIDERS OR REVENUE STAMPS HERE

89352606

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WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

Property of Cook County Clerk's Office

89352606



1/14/14

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OR

RECORDERS OFFICE BOX NO.

MAIL TO: }
 (Name) } James S. Stiglich
 (Address) } 1118-1/2 S. HEBERT ST.
 (City, State and Zip) } West Hill, Illinois 60464
 (Name) } John P. McNicholas
 (Address) } 101-8154 Autobahn Drive South
 (City, State and Zip) } Palos Park, Illinois 60464

\$12.00 MAIL

This instrument was prepared by J. F. Capparella, P.O. Box 426, Palos Park, Ill. 60464

89352616

Given under my hand and official seal, this 17th day of July, 1989
 Commission expires 10/17
 Notary Public



corporation, for the uses and purposes therein set forth.
 their free and voluntary act, and as the free and voluntary act and deed of said
 pursuant to authority given by the Board of Directors of said corporation, as
 ment and caused the corporate seal of said corporation to be affixed thereto,
 President and Secretary, they signed and delivered the said instru-
 before me this day in person and severally acknowledged that as such
 the same persons whose names are subscribed to the foregoing instrument, appeared
 the Secretary of said corporation, and personally known to me to be
 corporation, and Charlotte S. Ausherman personally known to me to be

NOTARIAL SEAL
IMPRESS
HERE

me to be the President of the ROYAL ST. JAMES LTD, an Illinois
 and State aforesaid, DO HEREBY CERTIFY, that Joseph F. Capparella personally known to
 State of Illinois, County of Cook ss. I, the undersigned, a Notary Public, in and for the County

BY: *Joseph F. Capparella*
 (NAME OF CORPORATION) ROYAL ST. JAMES LTD.
 ATTEST: *Charlotte S. Ausherman*
 SECRETARY
 PRESIDENT

CORPORATE SEAL
IMPRESS
HERE

In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused its name to be
 signed to these presents by its President, and attested by its Secretary, this 17th day of July, 1989.

Permanent Real Estate Index Number(s): 23-22-216-002-0000
 Address(es) of Real Estate: 101-8154 Autobahn Drive South, Palos Park, Ill. 60464

AFFIX "RIDERS" OR REVENUE STAMPS HERE

90925368

(only)

08/02/89 09:25:00
39-352606
ORDER

1/A WJEM S41205720 OK/and

352606

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Property of Cook County Clerk's Office

89352606

GEORGE E. COLE
LEGAL FORMS