

WARRANTY DEED  
State of ILLINOIS  
(Corporation to Individual)

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5/20/726 Ullrich  
N/A Unit A

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NO. 004  
5750

89352079

THE GRANTOR S 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, DOLLARS,

DEPT-01 \$12.25  
14444 TRAM 1230 08/01/89 15 12 00  
#6315 # D \* 89-352079  
COOK COUNTY RECORDER

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

LEONARD BANASIAK and TESSIE BANASIAK, his wife as Joint Tenants and not as Tenants in common 8154 Autobahn South-Unit 202, Palos Park, Ill. 60464  
(NAME AND ADDRESS OF GRANTEE)

(The Above Space For Recorder's Use Only)

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

PARCEL 1: UNIT 8154-202 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.

Pe GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS  
Ac AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE  
In SUBJECT UNIT DESCRIBED IN SCHEDULE A, THE RIGHTS AND  
sig EASEMENTS FOR THE BENEFIT OF SAID UNIT AS SET FORTH IN THE  
da 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.

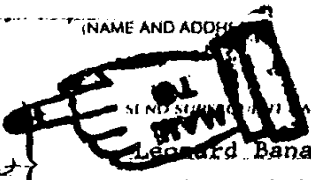
THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

St. THE DEED IS CONVEYED ON THE CONDITIONAL LIMITATION THAT THE  
an PERCENTAGE OF OWNERSHIP OF SAID GRANTEES IN THE COMMON  
mi 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.

Gr LEONARD BANASIAK AND TESSIE BANASIAK, THEIR SUCCESSORS AND  
Cc ASSIGNS, GARAGE SPACE NO. 8154-202 AS A LIMITED COMMON  
ELEMENT AS SET FORTH AND PROVIDED IN THE AFOREMENTIONED  
DECLARATION OF CONDOMINIUM.

Th 50464 (NAME AND ADDRESS)

MAIL TO: Leonard Banasiak  
8154 Autobahn Dr Unit 202  
Palos Park, Ill 60464  
(Name)  
(Address)  
(City, State and Zip)



Leonard Banasiak  
8154 Autobahn Drive South Unit 202  
Palos Park, Illinois 60464  
(Name)  
(Address)  
(City, State and Zip)

#12.25

AFFIX "RIDERS" OR REVENUE STAMPS HERE

89352079

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WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

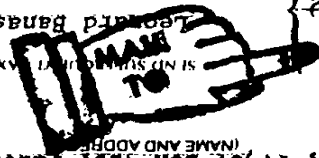
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8154 Autobahn Drive South Unit 202  
Palos Park, Illinois 60464

\$12.25



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

Commission expires 10/17 19 90  
Given under my hand and official seal, this 17th day of JULY 19 89

Secretary of said corporation, and Charlotte S. Ausherman 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, they 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.

IMPRESS  
NOTARIAL SEAL  
HERE

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 Joseph F. Capparelli personally known to me to be the President of the ROYAL ST. JAMES LTD, an Illinois

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

IMPRESS  
CORPORATE SEAL  
HERE

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 President, and attested by its Secretary, this 17th day of JULY, 19 89.

Permanent Real Estate Index Number(s): 23-23-115-003-0000  
Address(es) of Real Estate: 8154 Autobahn Drive South, Unit 202, Palos Park, Ill. 60464

APPROPRIATE RIDERS OR REVENUE STAMPS HERE

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Property of Cook County Clerk's Office

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GEORGE E. COLE  
LEGAL FORMS