

WARRANTY DEED  
Statutory (ILLINOIS)  
(Corporation to Individual)

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92647186

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THE GRANTOR ROYAL ST. JAMES LTD. an Illinois Corporation, 11658 Matterhorn Circle Palos Park, Illinois 60464

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,

and pursuant to authority given by the Board of Directors of said corporation, CONVEYS and WARRANTS to EARL W. SOPKO and BARBARA A. SOPKO, his wife, as Joint Tenants and not as Tenants In Common, 11511 Autobahn Drive East - Unit 102, Palos Park, Illinois 60464

(NAME AND ADDRESS OF GRANTEE)

the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: PARCEL 1: UNIT 11511-102 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. 88-057454, 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 stipulation 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.

Grantor also hereby grants and assigns to Earl W. Sopko and Barbara A. Sopko, their successors and assigns, Garage Space No. 11511-102 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

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

corporation, and Charlotte S. Ausherman 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

OFFICIAL SEAL  
GEORGE E. COLE  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXP: 10/17/94

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.

Given under my hand and official seal, this 19th day of AUGUST 1992

Commission expires 10/17 19 94 [Signature] NOTARY PUBLIC

This instrument was prepared by Joseph F. Capparelli, 11658 Matterhorn Circle, Palos Park, Illinois 60464

Peter T. Drugau (Name)  
14300 SOUTH RAVINIA AVE. (Address)  
ORLANDO PARK, IL 60462 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: \$25.50  
Earl W. Sopko (Name)  
11511 Autobahn Drive East Unit 102 (Address)  
Palos Park, Illinois 60464 (City, State and Zip)

OR RECORDER'S OFFICE SOX NO.

STAMPS HERE

92647186

92647186

UNOFFICIAL COPY

WARRANTY DEED  
Corporation to Individual

TO

GEORGE E. COLE  
LEGAL FORMS

Property of Cook County Clerk's Office

REORDER ITEM # PSD LABEL

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE STAMP

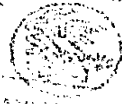


06300

960693

STATE OF ILLINOIS

AG-92



DEAL ESTATE TRANSACTION TAX  
DEPARTMENT OF REVENUE

12500

689901

96147888

400700

4444

WARRANTY DEED  
STATUTE (ILLINOIS)  
(Corporation to individual)

98547186

3170717614

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THE GRANTOR ROYAL ST. JAMES LTD. an Illinois Corporation, 11511 Autobahn Drive East, Palos Park, Illinois 60464

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, in hand paid, and pursuant to authority given by the Board of Directors

- DEPT-D1 RECORDINGS \$25.50
- T#8888 TRAN 2766 09/01/92 10:47:00 #7955 ÷ G \* -92-647186 COOK COUNTY RECORDER

Subject to taxes and special assessments after the year 1990 and to conditions and restrictions of record.

Permanent Real Estate Index Number(s): 23-23-16-008-0000

Address(es) of Real Estate: 11511 Autobahn Drive East - Unit 102, Palos Park, Ill. 60464

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 Secretary, this 19th day of August, 1992

ROYAL ST. JAMES LTD. (NAME OF CORP. DRAFTER)

BY *[Signature]* PRESIDENT

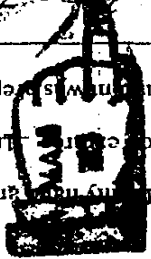
ATTEST *[Signature]* SECRETARY

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 Joseph F. Capparella, personally known to me to be the President of the ROYAL ST. JAMES LTD. an Illinois Corporation, and Charlotte S. Ausherman, 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 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.

Given under my hand and official seal, this 19th day of August, 1992

Commissioner of State's Office 10/17 1994

This instrument was prepared by Joseph F. Capparella, 11558 Watterhorn Circle, Palos Park, Illinois 60464



SEND SUBSEQUENT TAX BILLS TO: *[Signature]* Earl H. Sopko (NAME)

11511 Autobahn Drive East - Unit 102 (Address)

MAIL TO: Peter T. Drugar (Name), 14300 SOUTH KAYMINA AVE. (Address)

UNOFFICIAL COPY

98149926

AFFIX "RIDERS" OR REVENUE ST

UNOFFICIAL COPY

Property of Cook County Clerk's Office

96143928

DEPARTMENT OF REVENUE  
STATE OF ILLINOIS  
12611  
ADP-92

11/15/09  
11/15/09  
11/15/09

REVENUE STAMP  
Cook County  
REAL ESTATE TRANSACTION TAX  
06300  
580893

125809  
125809  
125809

REORDER ITEM #: PSA LABEL

WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE  
LEGAL FORMS