

UNOFFICIAL COPY

VARIABLE DEED
Statutory (ILLINOIS)
(Corporation to Individual)

CAUTION: Consult a lawyer before using or acting upon this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

51305953 Doc

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, in hand paid,

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

MIKE C. CULLOTTA and MARIE T. CULLOTTA, his wife, as Joint Tenants and not as Tenants in Common 11537 Matterhorn Circle - Unit 202, Palos Park, Illinois 60464
(NAME AND ADDRESS OF GRANTEE)

DEPT-01 RECORDING \$25.50
T#8938 TRAN 4204 05/13/92 15:17:00
#8074 # *-92-3294.16
COOK COUNTY RECORDER

92329416

(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 11537-202 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 87533521, 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.

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 unit 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.

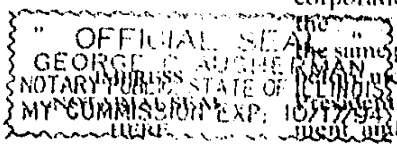
Grantor also hereby grants and assigns to Mike C. Cullotta and Marie T. Cullotta, their successors and assigns, Garage Space No. 11537-202 as a limited common element as set forth and provided in the aforementioned Declaration of Condominium.

ESTAMPS HERE

92329416

92329416

corporation, and CHARLOTTE S. Ausherman personally known to me to be Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared on 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 a 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 27th day of April 1992

Commission expires 10/17 1994 *George E. Cole*
NOTARY PUBLIC

This instrument was prepared by J. F. Capparella, 11658 Matterhorn Circle, Palos Park, Illinois 60464
(NAME AND ADDRESS)

MAIL TO: { BERNARD F. LUJO (Name)
3101 W. 95TH ST (Address)
PALOS PARK, ILL. 60464 (City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO: Mike C. Cullotta (Name)
11537 Autobahn Drive East Unit 202 (Address)
Palos Park, Illinois 60464 (City, State and Zip)

UNOFFICIAL COPY

WARRANTY DEED

Corporation to Individual

TO

Cook County
REAL ESTATE TRANSACTION TAX
REV. - 02
REVENUE STAMP
0.05
R53610



002564



Property of Cook County Clerk's Office

REORDER ITEM #: P94 LABEL

GEORGE E. COLE
LEGAL FORMS

9116326

UNOFFICIAL COPY

RECORDERS OFFICE HON. NO. OR

11537 Antebahn Drive East Unit 202
Palos Park, Illinois 60464
Mika C. Colletta
SECRETARY-TAXPAYER

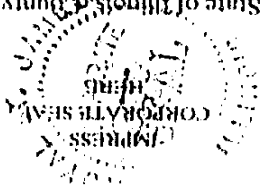
310 W. 9th St
Chicago, IL 60605
Mika C. Colletta
SECRETARY-TAXPAYER

2588

Given under my hand and official seal, this 27th day of April 19 92
Commission expires 10/17/94
This instrument was prepared by J. R. Capparelli, 11658 Matherhorn Circle, Palos Park, Illinois 60464
pursuant to authority given by the Board of Directors of said corporation, as the free and voluntary act, and as the free and voluntary act and deed of said corporation, for the uses and purposes therein set forth.
Secretary of said corporation, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument appeared and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto.
Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto.
Secretary, they signed and delivered the said instrument and caused the corporate seal of said corporation to be affixed thereto.



me to be the President of the ROYAL ST. JAMES LTD.
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 R. Capparelli, personally known to me to be the President of the ROYAL ST. JAMES LTD.
BY: *Joseph R. Capparelli*
ROYAL ST. JAMES LTD.
PRESIDENT
SECRETARY: *Mika C. Colletta*



In Witness Whereof, said Grantor has caused its corporate seal to be hereunto affixed, and has caused his name to be signed to these presents by its President, and attested by its Secretary, this 27th day of April 19 92.
Address(es) of Real Estate: 11537 Antebahn Drive East - Unit 202, Palos Park, Illinois 60464
Permanent Real Estate Index Number(s) and Record(s) of record, 23 23 416 007 and 23 23 416 008
Subject to taxes and special assessments after the year 1990 and to conditions, easements, covenants, and restrictions of record, 23 23 416 007 and 23 23 416 008

92329416

AFTN "RIDERS" OR REVENUE

THE GRANTOR ROYAL ST. JAMES LTD, an Illinois Corporation
11658 Matherhorn 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,
in hand paid.

1993 REC

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WARRANTY DEED
Statutory (ILLINOIS)
(Corporation to Individual)
NO. 804
February, 1985

DEPT-01 RECORDING
148988 TRAM 4204 05/13/92 15:17:00
13074 4 *-42-329416
COOK COUNTY RECORDER
92329416

UNOFFICIAL COPY

9238946

Property of Cook County Clerk's Office

REORDER ITEM #: P34 LABEL

REVENUE STAMP
NO. 02
REAL ESTATE TRANSACTION TAX
Cook County

ISSUED

005



002564



WARRANTY DEED

Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS