GEORGE E. COLEO LEGAL FORMS

THE GRANTOR

UNOFFICIAL

WARRANTY DEED Statutory (Illinois) (Corporation to individual)

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CHARMONIX CORP. an Illinois Corporation

One St. Moritz Drive-Unit 101 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 1111013, tot and in consideration of the sum of Ten Dollars and other good and valuable considerations and pursuant to authority given by the Board of Linectors. of said corporation, CONVEYS and WARRANTS to FRANK H. SMITH and MARGARET K. SMITH, his wife, as Joint Tenants Nine St. Moritz Drive-Unit 101 Palos Park, Illinois 60464 (Name and Address of Grantee) the following described Real Estate situated in the County of Cool

DEPT-01 RECORDING **\$25.50**

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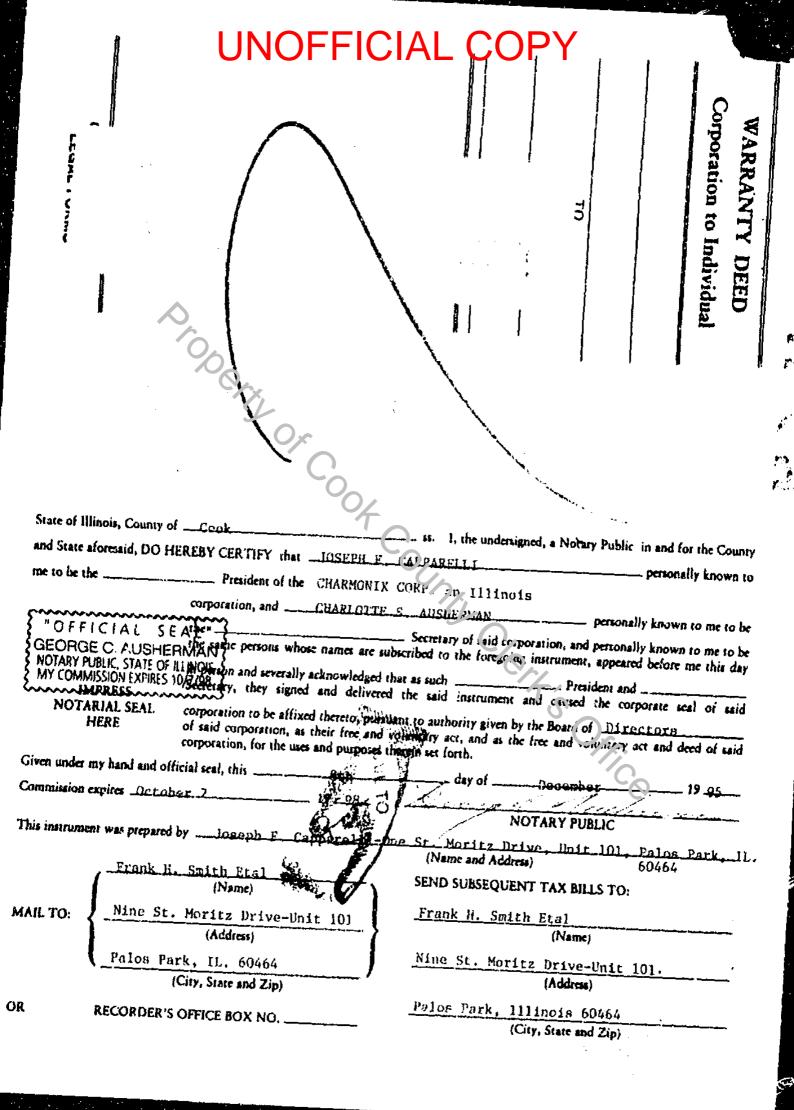
COOK COUNTY RECORDER

Secretary

Above Space for Recorder's Use Caly

in State of Illinois, to wit: PAPCEL 1: UNIT 9-101, together with its undivided percentage interest in the common elements in Edelweiss on the Lake Condomin-ium as delineated and defined in the Declaration recorded as Document Number 95062384, as amended from time to time, located in Lots ! thru 19 and Oitlots A & B in Edelweiss on the Lake, being a Subdivision of part of the East 1/2 of the Souteenst 1/4 of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, occording to the Plat, on June 24, 1994 as Document No. 94557939, in Cook County, Illinois TPARCEL 2: Basement for ingress and egress for the benefit of Parcel 1 as created by Grant of Easement recorded as

Document No. 95062385. Permanent Real Estate Index Number(s): 23 23 401 008 - Volume 152 Address(es) of Real Estate: Nine Sr. Maritz Drive-Unit 101, Palos Park, Illinois 60466 SUBJECT TO: covenants, conditions, and restrictions of record, terms, pro. islous, covenants and conditions of Declaration of Condominium, recorded as doc no. . .06 384 & all amendments thereto __ and subsequent years. 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 Brh day of December 19.95 CHARMONIX CORF. (Name of Comoration) laineess Corporate Seal President Here



Granto also be thy grants to the Grantee, its successors and assigns a right and easements appurtenant to the subject unit described in Schedule A, the rights and easements for the benefit of said unit 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.

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