

UNOFFICIAL COPY

WARRANTY DEED
Corporation to Individual

TO

Property of Cook County

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 CHARMONIX CORP. in Illinois 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 before me this day 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.

"OFFICIAL SEAL"
GEORGE C. AUSHERMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/7/08
IMPRESS

NOTARIAL SEAL
HERE

Given under my hand and official seal, this 8th day of December 19 95
Commission expires October 7

NOTARY PUBLIC

This instrument was prepared by Joseph F. Capparelli - One St. Moritz Drive, Unit 101, Palos Park, IL. 60464
(Name and Address)

MAIL TO: Frank H. Smith Etal
(Name)
Nine St. Moritz Drive-Unit 101
(Address)
Palos Park, IL. 60464
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Frank H. Smith Etal
(Name)
Nine St. Moritz Drive-Unit 101.
(Address)
Palos Park, Illinois 60464
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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Grantor also hereby grants to the Grantee, its successors and assigns all rights 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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Proprietary County Clerk's Office