

# UNOFFICIAL COPY

GEORGE E. COLE®  
LEGAL FORMS

NO. 804  
November 1994

## WARRANTY DEED Statutory (Illinois) (Corporation to Individual)

CAUTION: Consult a lawyer before using or acting under 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.

96828159

THE GRANTOR CHARMONIX CORP.  
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 Illinois, for and in consideration of the sum of Ten Dollars & No/100

DOLLARS,  
and other good and valuable considerations in hand paid,

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

FRANK E. SERVA and IRENE C. SERVA, his wife, as Joint Tenants  
Sixteen St. Moritz Drive-Unit 102  
Palos Park, Illinois 60464  
(Name and Address of Grantee)

the following described Real Estate situated in the County of Cook

in State of Illinois, to wit: PARCEL 1: UNIT 16-102, together with its undivided percentage interest in the common elements in Edelweiss on the Lake Condominium as delineated and defined in the Declaration recorded as Document Number 95062384, as amended from time to time, located in Lots 1 thru 19 and Outlots A & B in Edelweiss on the Lake, being a Subdivision of part of the East 1/2 of the Southeast 1/4 of Section 23, Township 37 North, Range 12, East of the Third Principal Meridian, according to the Plat, on June 24, 1994 as Document No. 94557939, in Cook County, IL. PARCEL 2: Easement 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 23 419 016 - Volume 152

Address(es) of Real Estate: Sixteen St. Moritz Drive-Unit 102, Palos Park, IL 60464

SUBJECT TO: covenants, conditions, <sup>easements</sup> and restrictions of record, terms, provisions, covenants and conditions the Declaration of Condominium recorded as Document No. 95062384 and all amendments thereof, Document No.(s); and to General Taxes

for 1996 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 21st day of October, 1996.

CHARMONIX CORP.  
(Name of Corporation)

Impress  
Corporate Seal  
Here

By *[Signature]* President

Attest: *[Signature]* Secretary

DEPT-01 RECORDING \$27.50  
T40014 TRAN 9212 10/30/96 09:50:00  
\$8247 JW \*96-828159  
COOK COUNTY RECORDER

96828159

Above Space for Recorder's Use Only

INTERCOUNTY TITLE

NA  
5/19/97 2695

96828159

# UNOFFICIAL COPY

GEORGE E. COLE  
LEGAL FORMS

WARRANTY DEED  
Corporation to Individual

TO

Property of Cook County Recorder's Office

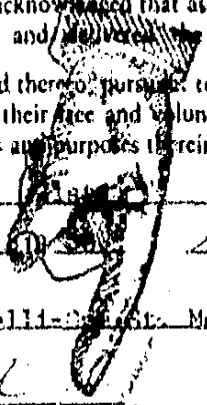
George C. Ausherman, a Notary Public

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 E. Capparelli personally known to me to be the President of the CHARMONIX CORP. an Illinois

Corporation, and Charlotte S. Ausherman personally known to me to be Secretary of said corporation, and personally known to me to be NOTARY PUBLIC, STATE OF ILLINOIS and persons whose names are subscribed to the foregoing instrument, appeared before me this day 10/7/96

and severally acknowledged that as such President and Secretary, they signed 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



Given under my hand and official seal, this 13th day of October 1996  
My commission expires October 7

George C. Ausherman  
NOTARY PUBLIC

This instrument was prepared by J. E. Capparelli - 3111 St. Moritz Drive, Unit 101, Palos Park, IL 60464  
(Name and Address)

MAIL TO:

Frank E. Serve  
(Name)  
4246 W. 63rd St  
(Address)  
Chicago, Ill 60629  
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:  
Frank E. Serve  
(Name)  
Sixteen St. Moritz Drive-Unit 102  
(Address)  
Palos Park, IL 60464  
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. \_\_\_\_\_

Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the subject land described in Schedule A, the rights and easements for the benefit of said unit set forth in said 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 Grantee in the common elements shall be divested pro tanto and vest in the Grantee 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 Grantee 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.

Property of Cook County Clerk's Office

93326159

UNOFFICIAL COPY

12/10/02  
PROPERTY OF COOK COUNTY CLERK'S OFFICE

LOCAL ESTATE TAX SECTION  
REVENUE STATE  
07250  
960633

960633