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GEORGE E. COLE®
LEGAL FORMS

No. 804
November 1994

WARRANTY DEED
Statutory (Illinois)
(Corporation to Individual)

96175992

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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
_____ 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

PETER PAUL and DENNISE E. PAUL, his wife, as Joint
Tenants
Seven St. Moritz Drive-Unit 201
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 7-201, 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, Illinois. 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 23 419 007, Volume 152

Address(es) of Real Estate: Seven St. Moritz Drive-Unit 201, Palos Park, Illinois 60464

SUBJECT TO: ^{easements} covenants, conditions/and restrictions of record, terms, provisions, covenants and conditions of the Declaration of Condominium recorded as Document No. 95062384 and all amendments thereto. Document No.(s) _____; _____; and to General Taxes

for 1995 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 23rd day of February, 1996.

CHARMONIX CORP.

(Name of Corporation)

Impress
Corporate Seal
Here

By J. T. Hoffmann
E. LaBelle & Co.

President Secretary

DEPT-01 RECORDING \$25.50
T#0014 TRAN 2679 03/08/96 09:24:00
#9772 JW *-96-175992
COOK COUNTY RECORDER

96175992

758

Above Space for Recorder's Use Only

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WARRANTY DEED
Corporation to Individual

TO

GEORGE E. COLE
LEGAL FORMS

26852196

PLEASE RECEIPT AND RETURN
CRESTERFIELD FEDERAL SAVINGS AND LOAN
10801 S. Western Ave., Chicago, IL 60643
Attention: DOLORES WALLENBELG

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 COMP. an Illinois corporation, and CHARLOTTE S. AUSHERMAN personally known to me to be

Secretary of said corporation, and personally known to me to be
"OFFICIAL SEAL"
GEORGE C. AUSHERMAN
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES _____
IMPRESSION
HERE
NOTARIAL SEAL
HERE
The persons whose names are subscribed to the foregoing instrument, appeared before me this day _____ and severally acknowledged that as such _____ President and _____ 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 23rd day of February 19 96
Commission expires 01/19 19 98
George C. Ausherman
NOTARY PUBLIC

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

MAIL TO: ROBERT J. KENNEDY
(Name)
10450 S. WESTERN
(Address)
CHICAGO, IL 60643
(City, State and Zip)

SEND SUBSEQUENT TAX BILLS TO:
Peter Paul
(Name)
Seven St. Moritz Drive-Unit 201
(Address)
Palos Park, IL. 60464
(City, State and Zip)

OR RECORDER'S OFFICE BOX NO. _____

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Grantor also hereby grants to the Grantees, 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 set forth 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.

Property of Cook County Clerk's Office

96175892

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Property of Cook County Clerk's Office

PLEASE RECEIPT AND RETURN
CHESTERFIELD FEDERAL SAVINGS AND LOAN
10801 S. Western Ave. Chicago, IL 60643
Attention: DOLORES WALLEBERG

916775992
266521315

87735

800-444-4444
10801 S. Western Ave.
Chicago, IL 60643