

# UNOFFICIAL COPY

## WARRANTY DEED

Statutory (Illinois)

Tenants by the Entirety

### THE GRANTOR:

P.K. GROUP, INC.,

an Illinois Corporation

of the City of Chicago, State of

Illinois for and in consideration of Ten

and no/100 Dollars (\$10.00) in hand paid,

and other good and valuable consideration,

CONVEYS and WARRANTS to

JOHN M. PEARSON and

JANNIE M. PEARSON, *Husband and Wife*

1254 W. Pratt, #1

Chicago, Illinois 60626

(names and addresses of grantees)

not in Tenancy in Common, not in joint tenancy, but as TENANTS BY THE ENTIRETIES, the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

Subject to the following permitted exceptions, if any.: covenants, conditions, and restrictions of record; public and utility easements; general real estate taxes for 1996 and subsequent years; the mortgage or trust deed and acts done or suffered by or through the Purchaser.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises not in tenancy in common, not in joint tenancy, but as tenants by the entirety forever.

The tenant of the Unit has waived or failed to exercise the right of first refusal.

Grantor also hereby grants to the grantee, its successors and assigns, as rights and easements appurtenant to the above real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium aforesaid, and grantor reserves the to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described therein.

**STREET ADDRESS: 1252-1 W. Pratt, Chicago, Illinois 60626**

**PIN: 11-32-124-007-0000**

**DATED THIS 29 DAY OF OCTOBER, 1996.**

P.K. GROUP, INC.

Attested:

By: Bourtois Peter Kassis  
Its President

Antonio Kassis  
Its Secretary

State of Illinois, County of Cook ss. I, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BOURTOUS PETER KASSIS, President of P.K. GROUP, INC. and ANTONIO KASSIS, Secretary of P.K. GROUP, INC., known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead. Given under my hand and official seal, this 29 day of October, 1996.

" OFFICIAL SEAL "  
HEIDI WEITMANN COLEMAN  
NOTARY PUBLIC, STATE OF ILLINOIS  
MY COMMISSION EXPIRES 1/30/97

Heidi Weitmann Coleman  
NOTARY PUBLIC

96862052

DEPT-01 RECORDING 423.00  
T#0012 TRAN 3042 11/12/96 15:03:00  
#5737 CG \*-96-862052  
COOK COUNTY RECORDER

2300  
B

96862052

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## LEGAL DESCRIPTION:

UNIT 1252-1 IN THE PRATT MANOR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING PARCEL OF REAL ESTATE:

LOT 14 IN BLOCK 6 IN L.E. INGALL'S SUBDIVISION OF BLOCKS 5 AND 6 OF THE CIRCUIT COURT PARTITION OF THE EAST 1/2 OF THE NORTHWEST 1/4 AND THE NORTHEAST FRACTIONAL 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT A TO THE DECLARATION OF CONDOMINIUM MADE BY P.K. GROUP, INC. RECORDED November 6, 1996 AS DOCUMENT NUMBER 96848863 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

0 9 1 5 3 7

STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

NOV 12 '96  
P.B. 10716

DEPT. OF REVENUE

110.00

1 0 8 1 2 5

Cook County  
REAL ESTATE TRANSACTION TAX

REVENUE  
STAMP NOV 12 '96  
P.B. 11424

55.00

This instrument was prepared by Heidi Weitmann Coleman, 5865 N. Lincoln, Suite 101, Lincolnwood, Illinois 60646

### Mail To:

**MARSHALL RICHTER**  
ATTORNEY AT LAW  
5225 OLD ORCHARD RD. #200  
SKOKIE, IL 60077-1027

### Send Subsequent Tax Bills To:

JOHN Pearson  
1252 W Pratt Blvd #1  
Chicago, IL 60626

★ 2 CITY OF CHICAGO ★  
★ 5 REAL ESTATE TRANSACTION TAX ★  
★ 7 DEPT. OF REVENUE ★  
★ 8 NOV 12 '96 ★  
★ 0 P.B. 11195 ★

825.00

**BOX 333-CTI**

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RETHON LILASRAM  
WAL TA YEMOTTA  
CEN. OF GRAND...  
TSOP-TEC...  
Office