WARRANTY DEED

✓Statutory (Illinois)

Tenants by the Entirety

THE GRANTOR:

EP.K. GROUP, INC.,

an Illinois Corporation

of the City of Chicago, State of

Sillinois for and in consideration of Ten and no/100 Dollars (\$10.00) in hand paid.

2 and other good and valuable consideration,

くCONVEYS and WARRANTS to

JOHN M. PEARSON and

JANNIE M JEARSON, Husband and Wife

1254 W. Pran. #1

Chicago, Illinois £0626

(names and audiesses of grantees)

\$23,00 DEPT-01 RECORDING T#0012 TRAN 3042 11/12/96 15:03:00

#5737 + CG \*-96-862052

COOK COUNTY RECORDER

96862052

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 resreves 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 QY DAY OF OCTOBER, 1996.

P.K. GROUP, INC.

Attested:

By: Boykus Sets Yam;
Its President

State of Illinois, County of Cook ss. 1, the undersigned a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that BOURTOUS PETECKASSIS, 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 scal, this 9 day of Outober, 1996.

OFFICIAL SEAL HEIDI WEITMANN COLEMAN NOTARY PUBLIC, STATE OF ILLINOIS

MY COMMISSION EXPIRES 1/30/97

NOTARY PUBLIC

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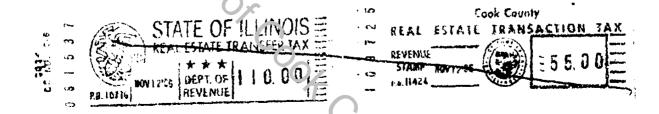
Property of Coot County Clert's Office

#### 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 ADDRESS 5 1996 AS DOCUMENT NUMBER 16848865 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

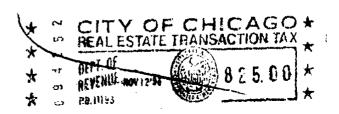


This instrument was prepared by Heidi Weitmann Coleman, 5865 N. Lincoln, Suite 101, Lincolnwood, Illinois 60646

Mail To:

MARSHALL RECHTSR ATTORNEY AT LAW 5226 OLD ORCHAND RD. 1828 SKOKIE, IL 60077-1027 Send Subsequent Tax Bills To:

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



BOX 333-CTT

Aroperty of County Clerk's

MARSHALL NICHTER AFTOGNEY AF LAW AFTOGNEY AF LAW