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97083734

WARRANTY DEED

Statutory (Illinois)

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

EUNICE LANDA

7921 Lura

Morton Grove, Illinois 60053

(names and addresses of grantees)

the following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

SEE LEGAL DESCRIPTION ATTACHED

7655237 964457 1-4 3e

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 forever.

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

Grantor also hereby grants to the grantees, 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 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: 1262-2 W. Pratt, Chicago, Illinois 60626

PIN: 11-32-124-007-0000

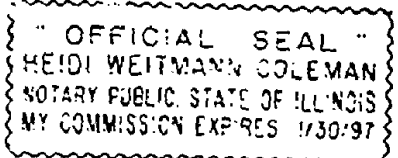
DATED THIS 30 DAY OF ~~NOVEMBER~~ ^{January} 1997.

P.K. GROUP, INC.

By: Peter Kassis
Its President

Attested:
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 BOUTROUS 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 30 day of ~~November~~ ^{January}, 1997.



Heidi Weitmann Coleman
NOTARY PUBLIC

DEPT-01 RECORDING \$23.00
T40012 TRAM 3947 02/05/97 09:42:00
43553 CG *-97-083734
COOK COUNTY RECORDER

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BOX 333-CTI

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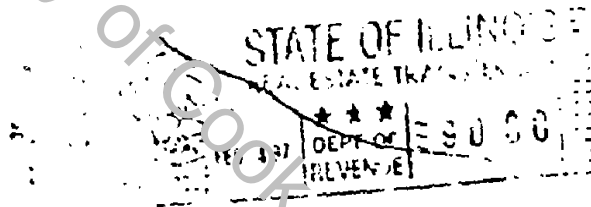
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LEGAL DESCRIPTION:

UNIT 1262-2 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 96-548805 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.



This instrument was prepared by Heidi Weimann Coleman, 5365 N. Lincoln, Suite 101, Lincolnwood, Illinois 60466

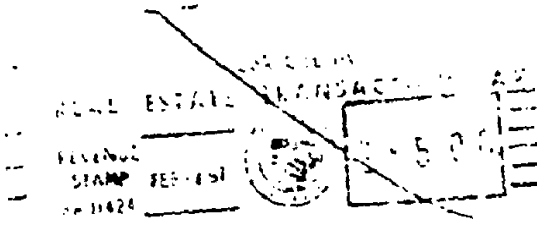
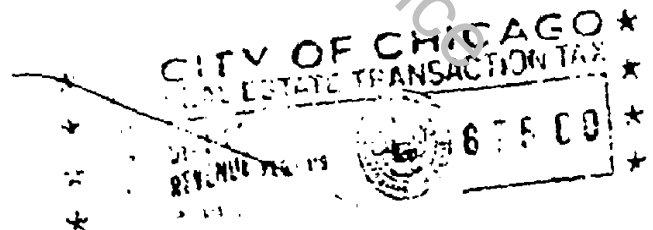
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Mail To:

Eunice Lande
1262 W. Pratt, #2
Chicago, IL 60626

Send Subsequent Tax Bills To:

Same



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