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97094246

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

JAMES M. POLCASTER and

HEATHER A. POLCASTER,

husband and wife,

7464 N. Greenview

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

(- 7464 N. Greenview Chicago, Ill. 60626)

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. *23rd St*

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 to and 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, all 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 herein.

STREET ADDRESS: 1252-2 W. Pratt, Chicago, Illinois 60626

PIN: 11-32-124-007-0000

DATED THIS 29th DAY OF JANUARY, 1997.

P.K. GROUP, INC.

By: [Signature]
Its President

Attested:

[Signature]
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 BOUTROS 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 29th day of January, 1997.

[Signature]
HEIDI WEITMANN BOYEMANN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXPIRES 1/30/97
NOTARY PUBLIC

BOX 333-CTI

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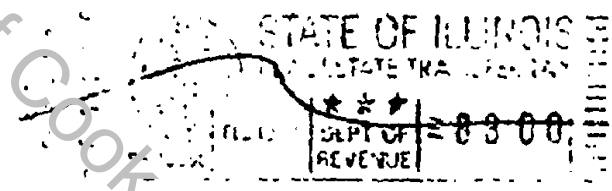
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LEGAL DESCRIPTION:

UNIT 1252-2 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 96848865 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

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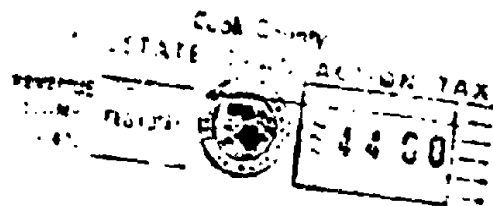
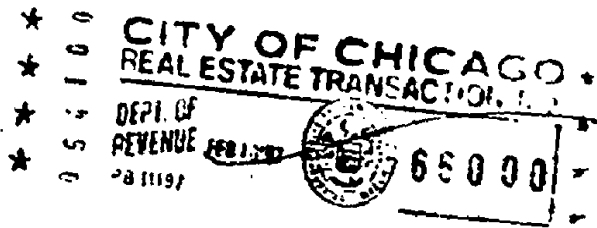
This instrument was prepared by Heidi Weitmann Coleman, 6667 N. Lincoln, Suite 101, Lincolnwood, Illinois 60646

Mail To:

LISA A MARINO
3310 N HARLEM AVE
CHICAGO, IL 60634

Send Subsequent Tax Bills To:

Jim & Heather Peltier
1952 W Pratt #2
Chicago, IL 60626



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