

UNOFFICIAL COPY

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

MARGARET ANNE BROUCEK

1345 W. Greendale

Chicago, Illinois 60626

(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

6-7656090 & 97013459 1012 JC
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 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 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: 1254-2 W. Pratt, Chicago, Illinois 60626

PIN: 11-32-124-007-0000

DATED THIS 28 DAY OF MARCH, 1997.

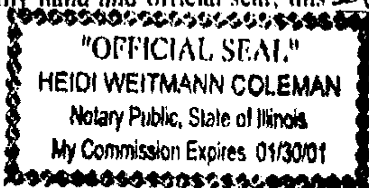
P.K. GROUP, INC.

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 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 28 day of March, 1997.



Heidi Weitmann Coleman
NOTARY PUBLIC

97218516

DEPT-01 RECORDING \$25.00
T#0012 TRAN 4461 03/31/97 13:09:00
#9043 # ER #-97-218516
COOK COUNTY RECORDER

97218516

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LEGAL DESCRIPTION:

UNIT 1254-2 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.

COOK COUNTY, ILL. 016 0 2 4 0 1 6	 STATE OF ILLINOIS REAL ESTATE TRANSFER TAX MAR 31 '97 DEPT. OF REVENUE PB. 10716	79.00	Cook County	
			REAL ESTATE TRANSACTION TAX REVENUE STAMP MAR 31 '97 PB. 11424	 39.50

This instrument was prepared by Heidi Weitmann Coleman, 6865 N. Lincoln, Suite 101, Lincolnwood, Illinois 60646

Mail To:

Send Subsequent Tax Bills To:

★	★	CITY OF CHICAGO	★
★	★	REAL ESTATE TRANSACTION TAX	★
★	★	DEPT. OF REVENUE JAN 31 '97 PB. 11193	★
★	★	 592.50	★

97218516

BOX 333-CTI

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