

# UNOFFICIAL COPY

97357647

## 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

ANTHONY D. LUCAFO

968 Arnold Court

Des Plaines Illinois 60016

(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

*67163752 S1C97004604 1003TC*

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 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: 1260-3 W. Pratt, Chicago, Illinois 60626

PIN: 11-32-124-007-0000

DATED THIS 16<sup>th</sup> DAY OF MAY, 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

day of MAY 1997.  
"OFFICIAL SEAL"  
HEIDI WEITMANN COLEMAN  
Notary Public, State of Illinois  
My Commission Expires 01/30/01

*Heidi Weitmann Coleman*

NOTARY PUBLIC

DEPT-01 RECORDING \$23.00  
T50012 TRAN 5170 05/20/97 14:47:00  
#2055 # CG \*-97-357647  
COOK COUNTY RECORDER

23-  
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BOX 333-CTI

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## LEGAL DESCRIPTION:

UNIT 1260-3 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.

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

Mail To:

Send Subsequent Tax Bills To

973576A7

0 8 4 8 5 2  
P.G. 10776



STATE OF ILLINOIS  
REAL ESTATE TRANSFER TAX

MAY 20 97

DEPT. OF  
REVENUE

80.00

Cook County  
REAL ESTATE TRANSACTION TAX  
REVENUE  
STAMP MAY 20 97  
P.O. 11424  
40.00

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