This Indenture made the

Twenty-sixth

0828 4

June

in the year of our Lord one thousand nine hundred and Eighty-seven

(1987)

Eximpen Kosmin and STANGO PARTNERSHIP, A Pennsylvania General Partnership

(hereinafter called the Grantor), of the one part, and

THOMAS JAY BUSHYAGER

(hereinafter called the Grantee), of the other part,

Witnesseth, That the said Grantor

for and in consideration of the sum of

FOUR HUNDRED FORTY-THREE THOUSAND DOLLARS (\$443,000.00) money of the United States of America, unto it well and truly paid by the said Granțee , at or before the sealing and delivery hereof, the receipt whereof is hereby acknowledged, granted, bargained and sold, released and confirmed, and by these presents does grant, bargain and sell, release and confirm unto the said Grantee , his beirs and assigns,

ALL THAT CERTAIN lot or piece of ground with the buildings and improvements thereon erected.

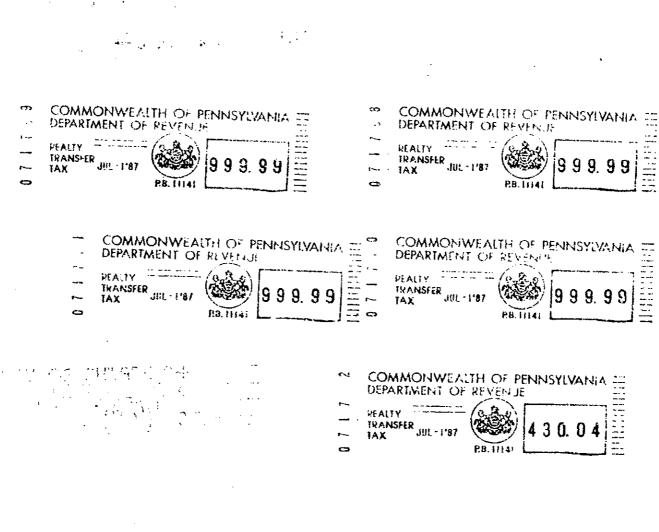
SITUATE on the South side of Pine Street.

BEGINNING at the distance of Two hundred Thirty feet Westward from the West side of Eighteenth Street in the Eighth Ward of the City of Phila. CONTAINING in front or breadth on the said Pine Street Twenty-two feet and extending of that width in elngth or depth Southward Ninety feet to Waverly Street

BEING NO. 1822 PINE STREET

BEING the same premises which Michael Kosmin and Rod Goodwin and Pine Associates, a Partnership by Deed dated 3/15/1985 and recorded 3/18/1985 in the County of Philadelphia in Deed Book FHS 100 page 326 conveyed unto Kosmin and Stango Partnership, a Pennsylvania General Partnership, in fee.

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conciner with all and singular the building, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights, liberties, privileges, hereditaments and appurtenances, whatsoever unto the hereby granted premises belonging, or in any wise appertaining, and the reversions and remainders, rents, issues, and profits thereof; and all the estate, right, title, interest, property, claim and demand whatsoever of

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the said grantor , as well at law as in equity, of, in, and to the same.

To have and in half the said lot or piece of ground above described with the buildings and improvements thereon erected.

and premises hereby granted, or mentioned and intended so to be, with the appurtenances, unto the said Grantee his heirs and assigns, to and for the only proper use and behoof of the said Grantee, his heirs and assigns forever.

And the said Grantor , Its Successors and assigns,

his heirs and assigns, by these presents, that it the said Grantee, the said Grantee, assigns, all and singular the hereditaments and premises hereby granted or mentioned and intended so to be, with the appurtenances, unto the said Grantee, his heirs and assigns, against it, the said Grantor, Successors, assigns and against all and every person and persons whomsover lawfully claiming or to claim the same or any part thereof, by, from or under it, them, or any of them, shall and will

WARRANT and forever DEFEND.

In Mitness Minereof, the part y of the first part has hereunto set their hand and scal. Dated the day and year first above written.

Sealed and Belivered IN THE PRESENCE OF US: Commonwealth of Pennsylvania County of Philadelphia

On this, the day of June the Commonwealth of Pennsylvania, residing in the

, 1987 before me, a Notary Public for City of Philadelphia

the undersigned Officer,

JOEL STANGO and MICHAEL KOSMIN, General Partners of personally appeared KOSMIN and STANGO PArtnership, a Pennsylvania General Partnership

known to me (satisfactorily proven) to be the person s whose names xix (are) subscribed to the within instrument, and soknowledged that he executed the same for the purposes therein contained.

In Mitness Mhereof, I hereunto set my hand and official seal.

ELEANOR BLOSS Public, Phila., Phila. Co. My Commission Expires Dec 29, 1990 Notary Public

Suffe 703 Philadolphia, PA

KOSMIN & STANGO PARTNERSHIP

THOMAS JAY BUSHYAGER

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RE:- 1822 Pine Street

Philadelphia, Penna 1822 Pine Street

Ticor Title Insurance One Penn Square West

133158 TOTAL 133158 ROOOOO1 1111 CASH