

3521-76

Fee Simple Deed No. 788-B

Printed for and Sold by John C. Clark Co., 1326 Walnut St., Phila.

**This Indenture** **Made** the **Twenty-sixth** day of **June** 1987

D 0828 4,430  
17,615

in the year of our Lord one thousand nine hundred and Eighty-seven (1987)

**Between** KOSMIN and STANGO PARTNERSHIP, A Pennsylvania General Partnership

(hereinafter called the Grantor ), of the one part, and  
THOMAS JAY BUSHYAGER

**Witnesseth,** That the said Grantor

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

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

ALL THAT CERTAIN lot or piece of ground with the buildings and improve-  
ments 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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6482001822

D 0828 430

07113  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX JUL-1'87  
PB.11141 999.99

07173  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX JUL-1'87  
PB.11141 999.99

07111  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX JUL-1'87  
PB.11141 999.99

07171  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX JUL-1'87  
PB.11141 999.99

07172  
COMMONWEALTH OF PENNSYLVANIA  
DEPARTMENT OF REVENUE  
REALTY TRANSFER TAX JUL-1'87  
PB.11141 430.04

D 0020 431

**Together** 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

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

**To have and to hold** the said lot or piece of ground above described with the buildings and improvements thereon erected. hereditaments 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,

do covenant, promise and agree, to and with the said Grantee , his heirs and assigns, by these presents, that it the said Grantor, its Successors and 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 whomsoever 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 Witness Whereof, the party of the first part has hereunto set their hand and seal . Dated the day and year first above written.

Sealed and Delivered  
IN THE PRESENCE OF US:

KOSMIN AND STANGO PARTNERSHIP

BY: Joel Stango SEAL  
JOEL STANGO  
BY: Michael Kosmin SEAL  
MICHAEL KOSMIN

Commonwealth of Pennsylvania  
County of Philadelphia

On this, the 26th day of June, 1987 before me, a Notary Public for the Commonwealth of Pennsylvania, residing in the City of Philadelphia

the undersigned Officer,

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

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

In witness whereof, I hereunto set my hand and official seal.

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

Notary Public

Record & Return to: Ticor Title Insurance  
One Penn Square West  
Suite 703  
Philadelphia, PA 19102



KOSMIN & STANGO PARTNERSHIP

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THOMAS JAY BUSHYAGER

RE:- 1822 Pine Street  
Phila., Penna.

752-S John C. Clark Co., Phila. 1985

07-14-87 133158 TOTAL 30.00  
07-14-87 133158 R000001 1111 30.00  
CASH

01 20 438#  
03 N.R. 5.00  
24 DEED 10.00  
RG TAX 19.50  
0.50

The address of the above-named Grantee

is 1822 Pine Street

Philadelphia, Penna.

On behalf of the Grantee

*[Signature]*

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1987 JUL 14 PM 2:36

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