

Prepared by and Return to:  
Ann E. Green, Esquire  
315 Maple Avenue  
Swarthmore, PA 19081  
610-544-8780



52201627  
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**THIS INDENTURE** Made the *14<sup>th</sup>* day of April, in the year two thousand and ten (2010)

**Between** Winifred A. Radolan, Administratrix of the Estate of Edythe Kegrize (hereinafter called the Grantor), of the one part, and Winifred A. Radolan and Edythe Kegrize, surviving daughters of Edythe Kegrize (hereinafter called the Grantees), of the other part,

**Witnesseth** That the said Grantor for and in consideration of the sum of One (\$1.00) Dollar, lawful money of the United States of America, and in exchange for other and valuable consideration, unto her, well and truly paid by the said Grantees, 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 same Grantees, their heirs and assigns, as joint tenants with right of survivorship.

ALL THAT CERTAIN lot or piece of ground with the building and improvements thereon erected SITUATE in the Thirty-fifth Ward of the City of Philadelphia and described according to a Survey and Plan thereof made by Howard LeQuin, Esquire, Surveyor and Regulator of the First District dated the

**BEGINNING** at a point on the Southeasterly side of Rockwell Avenue (70 feet wide) at the distance of Three hundred and three feet Northeastwardly from the Northeasterly side of Napfle Avenue (60 feet wide), said point of beginning being the center line of a certain Eight feet wide joint driveway laid out partly on these premises and partly on premises adjoining to the Southwest.

**CONTAINING** in front or breadth on the said side of Rockwell Avenue Fifty-one feet and extending of that width in length or depth Southeastwardly between parallel lines at right angles to Rockwell Avenue One hundred fifty feet, the Southwesterly line thereof being partly along the center line of the aforesaid Eight

feet joint driveway. Being premises 7713 Rockwell Avenue.

BEING part of the same premises which George Betz and Martha. Betz, his wife, by Indenture bearing the date January 23, 1953 and recorded in the Office for the Recording of Deeds in Philadelphia County in Deed Book MLS No. 318, page 544, granted and conveyed unto Frank Kegrize, singleman.

The said Frank Kegrize died-on June 4, 2002, survived by his spouse, Edythe Kegrize and two children, Edythe Kegrize and Winifred'Radolan. Letters of Administration were granted by the Philadelphia Register of Wills, on July 18,2002 to Edythe Kegrize, Spouse, for which file number A 3561-02 was assigned to said Estate.

BEING the same premises which Edythe Kegrize, Administratrix of the Estate of Frank Kegrize by Indenture bearing the date June 22, 2004 recorded in the Office for the Recording of Deeds in Philadelphia County on June 23, 2004 at I.D. #50954853 granted and conveyed unto Edythe Kegrize, surviving spouse of Frank Kegrize.

Edythe Kegrize died on September 19, 2005, survived by her two children, Edythe Kegrize and Winifred A. Radolan. Letters of Administration were granted by the Philadelphia Register of Wills, on November 8 2005 to Winifred A. Radolan, (Edythe Kegrize, having renounced her right to serve as an administratrix of her mother's estate), for which file number 5906-05 was assigned to said Estate.

TOGETHER with the free and common use, right, liberty and privilege of the aforesaid Eight feet wide joint driveway as and for a driveway, passageway and watercourse at all times hereafter forever in common with the owners tenants, and occupiers of the property adjoining to the Southwest.

The transfer of this subject property is exempt from real estate transfer tax, since it is a transfer from the Administratrix of the Estate of Edythe Kegrize to her daughters, Edythe Kegrize and Winifred A. Radolan as part of

UNDER AND SUBJECT to restrictions as of record.

TOGETHER with all and singular the buildings, improvements, ways, streets, alleys, driveways, passages, waters, water-courses, rights liberties, privileges, hereditments 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 her, 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 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 Grantees, their heirs, and assigns, to and for the only proper use and behoof of the same Grantees, their heirs and assigns forever.

UNDER AND SUBJECT to restrictions as of record.

**AND** the said Grantor, for herself, her executors and administrators does covenant, promise and agree, to and with the said Grantees, their heirs and assigns, by these presents, that she, the said Grantor, hereby granted or mentioned and intended so to be, with the appurtenances, unto the same Grantees, their heirs and assigns, against her, the said Grantor, her heirs, and against all and every person and persons whomsoever lawfully claiming or to claim the same or any part thereof, by, from her, shall and will subject as aforesaid WARRANT and forever DEFEND.

IN WITNESS WHEREOF, the party of the first part has hereunto set her hand and seal. Dated the day and year first above written.

Sealed and Delivered

Winifred A. Radolan (SEAL)  
Winifred A. Radolan, Administratrix of  
the Estate of Edythe Kegrize, Deceased

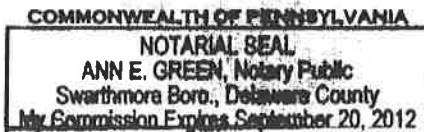
Commonwealth of Pennsylvania  
County of Delaware

SS:

On this, the 14th day of April, 2010, before me, a Notary Public in and for Administratrix of the Estate of Edythe Kegrize, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that she has executed the same for the purposes therein contained.

In Witness Whereof, I have set my hand and official seal:

Ann E. Green



Notary Public

# DEED

WINIFRED A. RADOLAN, ADMINISTRATRIX  
OF THE ESTATE OF EDYTHE KEGRIZE

Grantor

TO

EDYTHE KEGRIZE AND WINIFRED A. RADOLAN,  
SURVIVING DAUGHTERS, AS JOINT TENANTS  
WITH THE RIGHT OF SURVIVORSHIP

Grantees


PREMISES:

7713 ROCKWELL AVENUE  
PHILADELPHIA COUNTY  
PHILADELPHIA, PA 19111

The addresses of the above-named  
Grantees are, as follows:

Kansas City, MO 64113

Winifred A. Radolan  
7713 Rockwell Avenue  
Philadelphia, PA 19111



on behalf of the Grantees

# PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

BOOK NO.  PAGE NO.

DATE RECORDED

CITY TAX PAID

Complete each section and file in duplicate with Recorder of Deeds when (1) the full consideration/value is/is not set forth in the deed, (2) when the deed is with consideration, or by gift, or (3) a tax exemption is claimed. If more space is needed, attach additional sheet(s).

**A. CORRESPONDENT — All inquiries may be directed to the following person:**

NAME <b>ANN E. GREEN</b>		TELEPHONE NUMBER: AREA CODE <b>610</b> 544-8780	
STREET ADDRESS <b>31 MAPLE AVENUE</b>		CITY <b>SWARTHMORE</b>	STATE <b>PA</b>
		ZIP CODE <b>19081</b>	

**B. TRANSFER DATA**

GRANTOR(S)/LESSOR(S) <b>WINIFRED A. RADOLAN ADMINISTRATRIX</b>		DATE OF ACCEPTANCE OF DOCUMENT: <b>4-14-2010</b>	
GRANTEE(S)/LESSEE(S) <b>EDYTHE KEGRIZE AND WINIFRED A. RADOLAN</b>			
STREET ADDRESS <b>7713 ROCKWELL AVENUE</b>		STREET ADDRESS <b>SEE ATTACHED SHEET</b>	
CITY <b>PHILADELPHIA</b>	STATE <b>PA</b>	ZIP CODE <b>19111</b>	CITY <b>PHILADELPHIA</b>
			STATE <b>PA</b>
			ZIP CODE <b>19111</b>

**C. PROPERTY LOCATION**

STREET ADDRESS <b>7713 ROCKWELL AVENUE</b>		CITY, TOWNSHIP, BOROUGH <b>PHILADELPHIA</b>	
COUNTY <b>PHILADELPHIA</b>	SCHOOL DISTRICT <b>PHILADELPHIA</b>	TAX PARCEL NUMBER <b>63-1-1159-00</b>	

**D. VALUATION DATA**

1. ACTUAL CASH CONSIDERATION <b>\$1.00</b>	2. OTHER CONSIDERATION <b>+</b> <b>\$0.00</b>	3. TOTAL CONSIDERATION <b>=</b> <b>\$1.00</b>
4. COUNTY ASSESSED VALUE <b>\$29,440</b>	5. COMMON LEVEL RATIO FACTOR <b>x</b> <b>3.06</b>	6. FAIR MARKET VALUE <b>=</b> <b>\$90,086.40</b>

**E. EXEMPTION DATA**

1A. PERCENTAGE OF EXEMPTION <b>100.0</b>	1B. PERCENTAGE OF INTEREST CONVEYED <b>100.0</b>
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**2. Check Appropriate Box Below for Exemption Claimed**

- Will or intestate succession **EDYTHE KEGRIZE** **5906-05**  
(NAME OF DECEDENT) (ESTATE FILE NUMBER)
- Transfer to Industrial Development Agency.
- Transfer to agent or straw party. (Attach copy of agency/straw party agreement).
- Transfer between principal and agent. (Attach copy of agency/straw party agreement). Tax paid prior deed \$
- Transfers to the Commonwealth, the United States, and Instrumentalities by gift, dedication, condemnation or in lieu of condemnation. (Attach copy of resolution).
- Transfer from mortgagor to a holder of a mortgage in default. Mortgage Book Number  Page Number  Mortgagee (grantor) sold property to Mortgagor (grantee) (Attach copy of prior deed).
- Corrective deed (Attach copy of the prior deed).
- Other (Please explain exemption claimed, if other than listed above.)

*Under penalties of law or ordinance, I declare that I have examined this Statement, including accompanying information, and to the best of my knowledge and belief, it is true, correct and complete.*

SIGNATURE OF CORRESPONDENT OR RESPONSIBLE PARTY <b>Ann E. Green</b>	DATE <b>4.15.2010</b>
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RIDER ATTACHED TO  
PHILADELPHIA REAL ESTATE TRANSFER TAX CERTIFICATION

Addresses of Grantees:

Edythe Kegrize  
20 East 70<sup>th</sup> Street  
Kansas City, MO 64113

Winifred A. Radolan  
7713 Rockwell Avenue  
Philadelphia, PA 19111

City of Philadelphia Department of Records

RECORDING INFORMATION SUMMARY (RIS)

The information provided by you will be relied upon by the Department of Records for examination and indexing purposes. If there is any conflict between the RIS and the attached document, the information on the RIS shall prevail for examination and indexing purposes.

RETURN DOCUMENT TO:

Name: Thomas A. Cunningham, Esquire
Address: 7990 Oxford Avenue
1st Floor
Philadelphia, PA 19111
Telephone: (215) 722-6230

1. Type of Document:

- Deed, Sheriff's Deed, Deed of Condemnation, Other Deed, Mortgage, Release of Mortgage, Assignment of Mortgage, Satisfaction of Mortgage, Lease/Memorandum of Lease, Assignment of Lease & Rent, Easement, Other (specify)

2. Date of Document: 6 / 22 / 2004
month day year

3. Grantor/Mortgagor/Assignor/Lessor/ (a.) Kegrize, Edythe
Other: (b.)
(Last Name, First Name, Middle Initial)

Additional names on Continuation Page of RIS

4. Grantee/Mortgagee/Assignee/Lessee/ (a.) Kegrize, Edythe
Other: (b.)
(Last Name, First Name, Middle Initial)

Additional names on Continuation Page of RIS

5. Property Address:

(a.) House No. & Street Name: 7713 Rockwell Avenue, Philadelphia, PA 19111
Condo Name(if applicable): Unit # Philadelphia, PA Zip Code:
BRT Account # (optional): Parcel Identification Number (PIN) (optional):

Additional addresses on Continuation Page of RIS

6. Grantee's Mailing Address (Deed Only):

(If Grantee is at a different address than the Property Address listed in Section 5, complete this section.)

Grantee or Designee Name:

House No. & Street Name:

City: State: Zip Code:

7. Recording Information to be Referenced. Mortgage to be released/satisfied/assigned/modified:

(a.) Name of Original Mortgagee:
Recording Date of Original Mortgage: month / day / year

Recorder's Index Information of Original Mortgage:
Initials, Book and Page or Doc. ID#

Additional references on Continuation Page of RIS

8. Optional Information

- Consolidation, Subdivision

Edythe Kegrize, Administratrix

'OR Name

(215) 722-6230

'OR Telephone Number

Edythe Kegrize [Signature]

'OR Signature



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06/23/2004 01:08PM

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