

**LAST OWNER AND LIEN SEARCH**

Based on the examination of evidence in the appropriate public records, I certify that the premises endorsed hereon are subject to the liens, encumbrances and exceptions to title hereinafter set forth. This statement does not constitute title insurance; liability hereunder is assumed by North Penn Abstract Company in the amount of \$1,000.00 solely in its capacity as an abstractor for its negligence, mistakes or omissions.

**NORTH PENN ABSTRACT COMPANY**

BY: 

**NPA:** 6372

**PREMISES:** 7713 Rockwell Avenue, Philadelphia, PA 19111  
City of Philadelphia

**TITLE VESTED IN:** Winifred A. Radolan and Edythe Kegrize by a Deed from Winifred A. Radolan, Administratrix of the Estate of Edythe Kegrize dated April 14, 2010 and recorded April 21, 2010 in Document No. 52201627.

**TITLE SEARCHED:** through April 30, 2023

**REQUIREMENTS:**

- 1. **REAL ESTATE TAXES**
  - a. Tax Receipts for the last three years to be produced and filed with the Company.
  - b. Current Assessment: **\$311,800.00**
  - c. BRT #: **631115900**
  - d. Taxes for the current year **2023**:

TYPE OF TAX	YEARLY AMOUNT	DUE DATE
City	_____	_____

**MORTGAGES**

(None)

**JUDGMENTS:**

(None)

**MECHANIC'S AND MUNICIPAL CLAIMS:**

(None)

**ADDITIONAL REQUIREMENTS:**

Real Estate taxes open in the amount of \$1,833.44 plus penalty and interest.

**EXCEPTIONS:**

1. Easement and proportionate part of expense of maintenance of driveway on rear.
2. Conditions and Restrictions as set forth in Deed Book JMH 2500 page 78 and Deed Book JMH 3233 page 54.
3. Rights granted to Philadelphia Electric Company as set forth in Deed Book DCC 2097 page 48.
4. Rights granted to Bell Telephone Company in Deed Book DCC 1550 page 190.
5. Right of Way grated to Philadelphia Gas Works Division of U.G.I. Corporation as in Deed Book DCC 1444 page 6.
6. Occupancy status of the insured premises to be disclosed prior to closing.
7. If insured premises is owner occupied, name(s) of Philadelphia Gas Works accountholder and their account number(s) to be disclosed prior to closing.
8. If insured premises is tenant occupied copy of seller's acceptance into Philadelphia Gas Work's Landlord Cooperation Program and a copy of the current Licenses and Inspections/Rental License to be provided to Company prior to closing or name(s) of all tenants in the insured premises and their Philadelphia Gas Works account number(s) to be disclosed to Company prior to closing.
9. Company assumes no liability for payment of amounts due for Water and Sewer Rents for service to the insured premises beyond amounts shown on the account printout available at <http://www.phila.gov> as of 3:00 pm the day before settlement; and Company assumes no liability for amounts due for Water and Sewer rents for service to the insured premises for periods prior to the installation or replacement of any water meter on the insured premises. (Owner's Policy Only)
10. Possible outstanding City of Philadelphia Municipal Liens.
11. If this property is in a Special Services District, proof to be furnished that all fees and assessments are paid in full.

NPA: 6372

## LEGAL DESCRIPTION

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 Twenty-eight day of August A.D. 1952, as follows, to wit:

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 77134 Rockwell Avenue.

BEING BRT Tax No. 631115900

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.