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PT23-9176Y 1/2

WARRANTY DEED ILLINOIS STATUTORY

TENANCY BY THE ENTIRETY

Doc#: 2315628078 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/05/2023 10:17 AM Pg: 1 of 3

Dec ID 20230501620212
ST/CO Stamp 0-993-250-000 ST Tax \$1,050.00 CO Tax \$525.00
City Stamp 1-717-947-088 City Tax: \$11,025.00

(The Above Space for Recorder's Use Only)

THE GRANTORS Allan Fromm and Wendy Fromm, as Co-Trustees of the Allan ("Avi") Fromm Qualified Personal Residence Trust, pursuant to Trust Agreement dated November 8, 2007, a married couple, of 250 East Pearson Street, Unit 3103, Chicago, IL 60611 for and in consideration of TEN AND 00/100 DOLLARS (\$10.00), and other good and valuable considerations in hand paid, CONVEY AND WARRANT to Michael Dicker and Mary Lynn Dicker, a married couple, of 250 East Pearson Street, Unit 2401, Chicago, IL 60611, not as tenants in common, nor as joint tenants, but as tenants by the entirety, the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

SEE ATTACHED LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

Permanent Index Number(s): 17-03-228-032-1155

Property Address: 250 East Pearson Street, Unit 3103, Chicago, IL 60611

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois

SUBJECT TO: covenants, conditions and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; and general real estate taxes not due and payable at the time of Closing.

PROPER TITLE, LLC

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Dated this 10 day of May, 2023.

X Allan Fromm, as Co-Trustee

Allan Fromm, as Co-Trustee of the Allan ("Avi") Fromm Qualified Personal Residence Trust, pursuant to Trust Agreement dated November 8, 2007

X Wendy Fromm, as Co-Trustee

Wendy Fromm, as Co-Trustee of the Allan ("Avi") Fromm Qualified Personal Residence Trust, pursuant to Trust Agreement dated November 8, 2007

X Wendy Fromm
Wendy Fromm

STATE OF Illinois)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Allan Fromm and Wendy Fromm, as Co-Trustees and Wendy Fromm, individually, 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 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 notarial seal, this 10 day of May, 2023.

Cynthia Ramirez
Notary Public



THIS INSTRUMENT PREPARED BY

Michelle Laiss
ATTORNEY AT LAW
1530 West Fullerton Avenue
Chicago, IL 60614

MAIL TO:
James Freiburg
WEIL, FREIBURG & ASSOCIATES
1740 Mission Hills Road
Suite 107
Northbrook, IL 60062

SEND SUBSEQUENT TAX BILLS TO:

Michael Dicker
250 East Pearson Street
Unit 3103
Chicago, IL 60611

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit 3103 in the Pearson Condominiums as delineated on a survey of the following described real estate:

Lots 4, 6, 7 and 8 in the Residences on Lake Shore Park Subdivision, being a Subdivision of part of Lots 91 to 98 in Lake Shore Drive Addition to Chicago, a Subdivision of part of Blocks 14 and 20 in Canal Trustees' Subdivision of the South Fractional quarter of Section 3, Township 39 North, Range 14, East of the Third Principal Meridian;

Which Survey is attached as an Exhibit to the Declaration of Condominium recorded as document number 0317834093, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

The exclusive right to the use of P-25A and SSB-19, limited common elements, as delineated on the survey attached to the Declaration of Condominium aforesaid.

Property of Cook County Clerk's Office