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Doc#: 2315841202 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/07/2023 02:32 PM Pg: 1 of 3

Dec ID 20230501621667
ST/CO Stamp 1-640-000-208 ST Tax \$37.00 CO Tax \$18.50
City Stamp 0-566-258-384 City Tax: \$388.50

WARRANTY DEED ILLINOIS STATUTORY

(The Above Space for Recorder's Use Only)

THE GRANTOR Allan Avi Fromm, as Trustee of the Allan ("Avi") Fromm Revocable Trust dated September 20, 2007, 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, CONVEYS AND WARRANTS to Marciano Siniscalchi, of 250 East Pearson Street, Unit 805, Chicago, IL 60611, in fee simple forever, 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): 17-03-228-035-4037

Property Address: 270 East Pearson Street, Parking P-37, 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, L.L.C.
1530 E. Dundee Road
Suite #250
Palatine, IL 60074

1 Pt 23-92076

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EXHIBIT A LEGAL DESCRIPTION

Parcel 1:

Unit PU37 in the 270 East Pearson Garage Condominiums as delineated on a survey of the following described Real Estate: (As hereinafter described) together with its undivided percentage interest in the common elements, which unit and common elements are comprised of:

(A) The leasehold estate (said leasehold estate being defined in paragraph 1.C. Of the ALTA leasehold endorsement(s) attached Hereto), created by the instrument herein referred to as the lease, executed by: Northwestern University, a corporation of Illinois, as lessor, and 270 East Pearson, L.L.C., an Illinois Limited Liability Company, as lessee, dated as of May 20, 2004 which lease was recorded May 20, 2004 as document 0414131097 as and by unit sublease recorded May 21, 2004 as document number 0414242196, which lease, as amended, demises the Land (as hereinafter described) for a term of 95 years commencing May 2004 (except the buildings and improvements located on the Land); and

(B) ownership of the buildings and improvements located on the following described Land: Lot 3 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 1/4 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 0414131101, as amended from time to time, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

Parcel 2:

Non-exclusive easements for the benefit of Parcels 1 for ingress, egress, use, enjoyment and support as set forth in the Declaration of covenants, conditions, restrictions and easements recorded as document number 0414131098, in Cook County, Illinois.

Parcel 3:

Non-exclusive easements for the benefit of Parcel 1 for Ingress, egress, use, enjoyment and support as set forth in the Declaration of Covenants, conditions, restrictions and easements recorded as document number 0317834091, in Cook County, Illinois

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