

UNOFFICIAL COPY

Administrator's Deed

ILLINOIS

Doc#: 2416318093 Fee: \$107.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/11/2024 1:19 PM Pg: 1 of 3

Dec ID 20240501600528

ST/Co Stamp 0-799-488-304 ST Tax \$229.00 CO Tax \$114.50

PT24-99664 1/1

The Grantor, Halina Skrodzki, as Independent Administrator of the Estate of Elzbieta Fronckiel, deceased, duly appointed Independent Administrator of the Estate of Elzbieta Fronckiel, who resided in the City of Chicago, County of Cook, Illinois, and who died intestate on December 8, 2023, and thereafter proceedings were instituted in the Circuit Court of Cook County, Illinois, on March 15, 2024, in Case Number 2024 P 001052, to probate the Estate of said deceased, and on March 15, 2024, Grantor was duly qualified as Independent Administrator of said estate, and Letters are now in full force and effect, and in consideration of the sum of TWO HUNDRED TWENTY EIGHT THOUSAND NINE HUNDRED and 00/100 DOLLARS, and other good and valuable consideration in hand paid, the receipt whereof is hereby acknowledged, does hereby GRANT, SELL and CONVEY unto BARBARA FROHM AND ZBIGNIEW FROHM, husband and wife, as Joint Tenants, the following described Real Estate situated in the County of Cook in the State of Illinois to wit: *(See page 2 for legal description attached hereto and made part hereof.)*, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

SUBJECT TO: General taxes for 2023 and subsequent years; Covenants, conditions and restrictions of record, if any;

Permanent Real Estate Index Number(s): 03-12-300-063-1218; 03-12-300-063-1269

Address(es) of Real Estate: 375 Plum Creek Drive, Unit 210, Wheeling, IL 60090

The date of this deed of conveyance is May 8th, 2024.

This Administrator's Deed may be signed in counterparts. Signature page(s) is(are) attached hereto and made a part hereof.


PROPER TITLE, LLC

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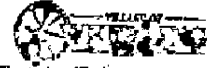
SIGNATURE PAGE

For the Administrator's Deed having the following Grantor(s) conveying Real Estate commonly known as 375 Plum Creek Drive, Unit 210, Wheeling, IL 60090 with the following Permanent Real Estate Index Number: 03-12-300-063-1218; 03-12-300-063-1269.

The Estate of Elzbieta Fronckiel, Deceased



Halina Skrodzki, Independent Administrator


Real Estate Transfer Approved
Initials: AM Date: 5/17/24
VALID FOR A PERIOD OF THIRTY (30)
DAYS FROM THE DATE OF ISSUANCE

State of IL, County of Cook SS. I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Halina Skrodzki personally known to me to be the same person(s) whose name(s) is(are) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that his/she(they) signed, sealed and delivered the said instrument as his/her(their) free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

(Impress Seal Here)

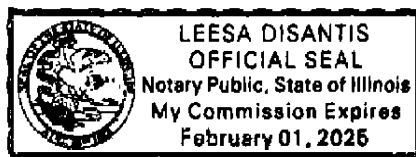
Given under my hand and official seal

5/17/24



(My Commission Expires _____)

Notary Public



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

For the premises commonly known as: 375 Plum Creek Drive, Unit 210, Wheeling, IL 60090

Parcel 1:

Unit 210-2 and Garage Unit G-89 in the Plum Creek Condominium, as delineated on a Survey of the following described real estate:

Part of Lot 2 in Henry Grandt and Others Subdivision of the part of the South 1420.62 feet of Section 12, West of the center of Milwaukee Avenue and a part of the North 1/2 of Section 13, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat of said Subdivision filed on January 29, 1923 as Document No. 172867;

Which Survey is attached as Exhibit "C" to the Declaration of Condominium filed as Document No. LR3033165, as amended from time to time, together with its undivided percentage interest in common elements, in Cook County, Illinois.

Parcel 2:

Easements for ingress and egress appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration of easements filed as Document LR3033165, and created by deed from Northwest National Bank, a National Banking Association, as Trustee under Trust Agreement dated July 14, 1972, and known as Trust Number 1535 to Roger R. Cone and filed as Document No. LR3144311.

This instrument was prepared by:

Kristen Duffy
Duffy Law, LLC
130 N Garland Ct #4702
Chicago, IL 60602

Send subsequent tax bills to:

Zbigniew and Barbara Frohm
375 Plum Creek Dr #210
Wheeling, IL 60090

Recorder-mail recorded document to:

Daleiden Law, LLC
422 N. Northwest Hwy Ste B5
Park Ridge, IL 60068