AFF- 2015761 UNOFFICIAL COPY

PREPARED BY:

Robert A. Horwitz 218 N. Jefferson St. Suite 401 Chicago, IL 60661

MAIL TAX BILL TO:

Elizabeth T. Friedlander 2743 N. Wolcott Ave., Unit 52 Chicago, IL 60614-1067 Doc#. 2108807297 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/29/2021 11:33 AM Pg: 1 of 2

Dec ID 20210201647743 ST/CO Stamp 1-152-938-512 ST Tax \$670.00 CO Tax \$335.00 City Stamp 2-121-695-760 City Tax: \$7,035.00

MAIL RECORDED DEED TO:

Elizabeth T. Friedlander 2743 N. Wolcott Ave., Unit 52 Chicago, IL 60614-1067

WARRANTY DEED

Statutory (Illinois)

THE GRANTOR(S), Philip G. Vancer nause and Rebekah L. Vandermause, a married couple, of 2743 N. Wolcott Ave., Unit 52, Chicago, IL 60614-1067, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Elizabe's T. Friedlander, an unmarried was of 1717 W. George St., Chicago, IL 60657-4086, all right, title, and interest in the following described real estate situated in the County of COOK, State of Illinois, to wit:

PARCEL 1:

UNIT NUMBER 52 AND P-8 IN THE WOLCOTT DIVELY EY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO,

PART OF LOT **33**IN MANUFACTURERS ADDITION TO CHICAGO IN SOUTHEAST 1/4 SECTION 30, TOWNSHIP 40, NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT 'C' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96522071 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND ELECTRICAL CONDUIT OVER AND ACROSS PRIVATE ROADS DESCRIBED IN AND SET FORTH IN THE WOLCOTT ROW CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 95660969 AND IN THE WOLCOTT DIVERSEY CONDOMINIUM DECLARATION RECORDED AS DOCUMENT NUMBER 96522071.

PINs: 14-30-403-070-1016; 14-30-403-070-1028

Address: 2743 N. Wolcott Ave., Unit 52, Chicago, IL 60614-1067

Subject, however, to the general taxes for the second installment for the year of 2020 and thereafter, and all covenants, restrictions, and conditions of record, applicable zoning laws, ordinances, and other governmental regulations.

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

Dated this

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day
of

2021

2108807297 Page: 2 of 2

UNOFFICIAL CO

Philip G. Vandermause

Rebelial Wardeinen

Rebekah L. Vandermause

STATE

COUNTY OF

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Philip G. Vandermause and Rebekah L. Vandermause, 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 he/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.

Given under my hand and notarial seal, this

Notary Public

My commission

2021

Exempt under the provisions of paragraph

REAL ESTATE TRANSFER TAX

11-Mar-2021



335.00 COUNTY: 670.00 ILLINOIS: 1,005.00 TOTAL:

11-Mar-2021

14-30-403-070-1016

1-152-938-512 20210201647743

REAL ESTATE TRANSFER TAX CHICAGO:

5,025.00 2,010.00 CTA: TOTAL: 7,035.00 1

14-30-403-070-1016 20210201647743

2-121-695-760

