

**PREPARED BY:**  
Robert A. Horwitz  
218 N. Jefferson St. Suite 401  
Chicago, IL 60661

Doc#. 2108807297 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/29/2021 11:33 AM Pg: 1 of 2

**MAIL TAX BILL TO:**  
Elizabeth T. Friedlander  
2743 N. Wolcott Ave., Unit 52  
Chicago, IL 60614-1067

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. Vandermause 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 Elizabeth T. Friedlander, ~~an unmarried woman~~ 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 DIVERSEY 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 29th day of January 2021

