

# UNOFFICIAL COPY

**THIS DOCUMENT PREPARED BY:**

Stephen S. Newland  
1512 Artaius Parkway, Suite 300  
Libertyville, IL 60048

Doc#: 2308813150 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/29/2023 10:37 AM Pg: 1 of 2

**MAIL TAX BILL TO:**

Qingshu Meng and Deliang Liu  
2743 N. Wolcott Avenue  
Unit 39  
Chicago, IL 60614

Dec ID 20230301678735  
ST/CO Stamp 1-268-197-584 ST Tax \$579.50 CO Tax \$289.75  
City Stamp 2-046-699-728 City Tax: \$6,084.75

**MAIL RECORDED DEED TO:**

Drost Kivlahan McMahon & O'Connor, LLC  
11 S. Dunton Avenue  
Arlington Heights, IL 60005

PT23-90172 1/2

**Tenancy by the Entirety Warranty Deed  
Statutory (Illinois)**

THE GRANTOR(S), Harry K. Nygard and Jean L. Sachs-Nygaard f/k/a Jean L. Sachs, husband and wife, of the City of Chicago, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Qingshu Meng and Deliang Liu, wife and husband, both of 2340 N. Commonwealth Ave., Apt 703, Chicago, IL 60614 NOT as Tenants in Common NOR as Joint Tenants BUT AS TENANTS BY THE ENTIRETY, 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 39 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, IN COOK COUNTY, ILLINOIS; ALSO PART OF LOT 33 IN MANUFACTURERS ADDITION TO CHICAGO IN THE SOUTHEAST 1/4 OF 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.

Permanent Index Number(s): 14-30-403-070-1003

Property Address: 2743 N. Wolcott Avenue, Unit 39, Chicago, IL 60614

Subject, however, to the general taxes for the year of 2022 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

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

TO HAVE AND TO HOLD said premises not as JOINT TENANTS or TENANTS IN COMMON, but as TENANTS BY THE ENTIRETY forever.

# UNOFFICIAL COPY

Dated this 21 day of March, 2023

Harry K. Nygard  
Harry K. Nygard

Jean L. Sachs-Nygaard  
Jean L. Sachs-Nygaard

Jean L. Sachs  
Jean L. Sachs

STATE OF IL }  
COUNTY OF LAKE } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Harry K. Nygard and Jean L. Sachs-Nygaard f/k/a Jean L. Sachs, 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 21 day of March, 2023.



Krista Hellman  
Notary Public

PROVIDENT COUNTY CLERK'S OFFICE