



Chicago Title Insurance Company

**QUIT CLAIM DEED  
ILLINOIS STATUTORY**

**UNOFFICIAL COPY**



\*2327715047D\*

Doc# 2327715047 Fee \$88.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/04/2023 02:48 PM PG: 1 OF 3

THE GRANTOR(S), THOMAS SNITZER, a married man, individually and as the Manager of Wolcott Diversey, LLC, a dissolved Illinois limited liability company, of the City of Arlington Heights, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEY(S) and QUIT CLAIM(S) to CLIFFORD E. LEVERENCE and GLORIA R. LEVERENCE, husband and wife (GRANTES) of 1801 W. Diversey Pkwy, Unit 20, Chicago, IL 60014, all interest in the following described Real Estate situated in the Cook in the State of Illinois, to wit:

**PARCEL 1**

UNIT P-6 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 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.

**SUBJECT TO:**

Covenants, conditions and restrictions of record; public and utility easements; and general taxes real estate not yet due and payable.

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

Permanent Real Estate Index Number(s): 14-30-403-070-1026

Address of Real Estate: 2743 N. Wolcott Avenue, Unit P-6, Chicago, IL 60614

**THIS IS NOT HOMESTEAD PROPERTY**

This transfer is exempt under Paragraph (e) of the Property Tax Code, 35 ILCS 200/31-45(e).

# UNOFFICIAL COPY

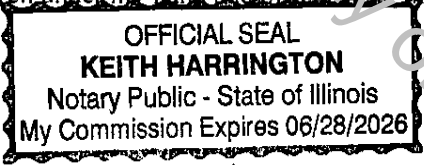
Dated this 21<sup>ST</sup> day of Sept

Thomas Snitzer, individually and as Manager of Wolcott Diversey, LLC, a dissolved Illinois limited liability company

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Thomas Snitzer, personally known to me to be the same person(s) whose name(s) is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his 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 official seal this 21<sup>ST</sup> day of September 2023



(Notary Public)

**Prepared By:** Thompson & Thompson  
19 S. LaSalle Street, Suite 302  
Chicago, IL 60603

**Mail to and Name & Address of Taxpayer:**  
Clifford E. Leverage and Gloria R. Leverage  
1801 W. Diversey Avenue, Unit 20...  
Chicago, IL 60014

REAL ESTATE TRANSFER TAX		04-Oct-2023
	CHICAGO:	0.00
	CTA:	0.00
	<b>TOTAL:</b>	<b>0.00 *</b>

14-30-403-070-1026 | 20231001642695 | 1-392-251-856  
\* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX		04-Oct-2023
	COUNTY:	0.00
	ILLINOIS:	0.00
	<b>TOTAL:</b>	<b>0.00</b>

14-30-403-070-1026 | 20231001642695 | 1-629-262-800

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## STATEMENT BY GRANTOR AND GRANTEE

The grantor or his agent affirms that, to the best of his knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Dated September 29, 2023

Signature: [Handwritten Signature]  
Grantor or Agent

Subscribed and sworn to before me  
By the said Keith W Harrington  
This 29th day of September, 2023  
Notary Public [Handwritten Signature]

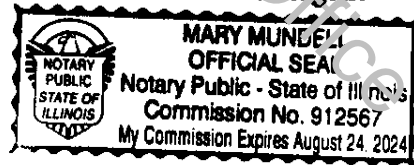


The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire title to real estate under the laws of the State of Illinois.

Date October 4, 2023

Signature: [Handwritten Signature]  
Grantee or Agent

Subscribed and sworn to before me  
By the said Cherie Thompson  
This 4 day of October, 2023  
Notary Public [Handwritten Signature]



Note: Any person who knowingly submits a false statement concerning the identity of a Grantee shall be guilty of a Class C misdemeanor for the first offense and of a Class A misdemeanor for subsequent offenses.

(Attach to deed or ABI to be recorded in Cook County, Illinois if exempt under provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)