

PT23-94709
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WARRANTY DEED ILLINOIS STATUTORY

Doc#: 2332113294 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 11/17/2023 10:14 AM Pg: 1 of 3

Dec ID 20231001661360
ST/CO Stamp 0-410-101-712 ST Tax \$455.00 CO Tax \$227.50
City Stamp 0-661-759-952 City Tax: \$4,777.50

THE GRANTOR, Clifford E. Leverage and Gloria R. Leverage, husband and wife, of the City of Chicago, County of Cook, State of Illinois for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, CONVEYS and WARRANTS to GRANTEE, Jeffery T. Faye ^{a married man} and Julie Ellen Wolke, ~~husband and wife~~, of 738 N. Morgan St., Unit 609, Chicago, IL 60642, ~~as Tenants by the Entirety~~, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See attached Exhibit A.

SUBJECT TO:

Covenants, conditions and restrictions of record; Declaration of Condominium and all amendments; public and utility easements, including any easements established by or implied from the Declaration or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Illinois Condominium Property Act; general real estate taxes not yet due and payable; acts done by or suffered through Grantee;

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: 14-30-403-069-1020; 14-30-403-070-1026
Address of Real Estate: 1801 W. Diversey Parkway, Unit 20, Chicago, IL 60614 and
2743 N. Wolcott, Unit P-6, Chicago, IL 60614

[signatures on following page]

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at 21st 602

Dated this 21st day of October, 2023

Clifford E. Leverage
Clifford E. Leverage

Gloria R. Leverage
Gloria R. Leverage

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT Clifford E. Leverage and Gloria R. Leverage, personally known to me to be the same person(s) whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as 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 official seal, this 21st day of October, 2023



Alex Brincks (Notary Public)
Alex Brincks

Prepared By: Thompson & Thompson
100 N. LaSalle Suite 810
Chicago, Illinois 60602

Mail To:
David Frank, Esq.
3400 Dundee Road, Suite 320
Northbrook, IL 60062

Name & Address of Taxpayer:
Jeffery T. Faye
1801 W. Diversey Parkway, Unit 20
Chicago, IL 60614

CLERK'S OFFICE OF COOK COUNTY

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EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1:

UNIT NUMBER 20 IN WOLCOTT ROW CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PART OF 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 95660969, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2:

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 3:

PERPETUAL NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 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.