

UNOFFICIAL COPY

GENERAL WARRANTY DEED

Doc#: 2408714205 Fee: \$107.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/27/2024 11:43 AM Pg: 1 of 4

Dec ID 20240301661266

ST/Co Stamp 1-467-684-400 ST Tax \$0.00 CO Tax \$0.00

City Stamp 1-648-039-472 City Tax \$0.00

Helen B. Ylagan, single and not a party to an Illinois civil union, and Theresa B. Ylagan, single and not a party to an Illinois civil union, (collectively, "Grantors"), 30 East Huron Street, Unit 3004, Chicago, IL 60611, for good and valuable consideration, CONVEY AND WARRANT TO:

(i) an undivided one-half (1/2) interest to Helen B. Ylagan, Trustee of the Helen B. Ylagan Revocable Trust under Agreement dated 03/22, 2024, 30 East Huron Street, Unit 3004, Chicago, IL 60611; and

(ii) an undivided one-half (1/2) interest to Theresa B. Ylagan, Trustee of the Theresa B. Ylagan Revocable Trust under Agreement dated 03/22, 2024 -, 30 East Huron Street, Unit 3004, Chicago, IL 60611

the following described real estate, situated in Cook County, State of Illinois:

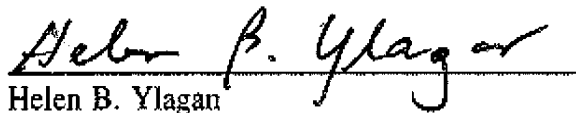
SEE ATTACHED LEGAL DESCRIPTION

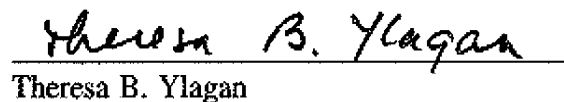
Property Address: 30 East Huron Street, Unit 3004, Chicago, IL 60611


PIN: 17-10-104-037-1214 (unit)
17-10-104-037-1728 (P-262)



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

IN WITNESS WHEREOF, the undersigned have executed this General Warranty Deed this 22ND day of MARCH, 2024.


Helen B. Ylagan


Theresa B. Ylagan


REAL ESTATE TRANSFER TAX 27-MAR-2024
 CHICAGO: 0.00
CTA: 0.00
TOTAL: 0.00 *
17-10-104-037-1214 | 20240301661266 | 1-648-039-472
* Total does not include any applicable penalty or interest due.

REAL ESTATE TRANSFER TAX 27-MAR-2024
  COUNTY: 0.00
ILLINOIS: 0.00
TOTAL: 0.00
17-10-104-037-1214 | 20240301661266 | 1-467-684-400

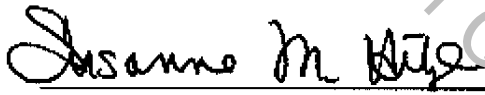
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STATEMENT BY GRANTOR AND GRANTEE

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 a 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: 3/22/2024 Signature: 
Grantor's Agent

SUBSCRIBED and SWORN TO
before me by the said grantor's agent
this 22ND day of MARCH, 2024.

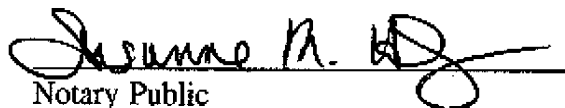

Notary Public



The grantee 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 a 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: 3/22/2024 Signature: 
Grantee's Agent

SUBSCRIBED and SWORN TO
before me by the said grantee's agent
this 22ND day of MARCH, 2024


Notary Public



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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)

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EXHIBIT A

LEGAL DESCRIPTION

Unit(s) 3004 & P-262, together with its undivided percentage interest in the common elements in 30 East Huron Condominium as delineated and defined in the Declaration recorded as Document Number 0405834042, in the West ½ of the Northwest ¼ of Section 10, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 30 East Huron Street, Unit(s) 3004 & P-262, Chicago, IL 60611

Property of Cook County Clerk's Office