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GENERAL WARRANTY DEED

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:

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

- (i) an uncivided one-half (1/2) interest to Helen B. Ylagan, Trustee of the Helen B. Ylagan Revocable Toust under Agreement dated 65/22, 2024, 30 East Huron Street, Unit 3004, Chicago, IL 89611; and
- (ii) an undivided one-half (1/2) interest to Theresa B. Ylagan, Trustee of the Theresa B. 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 day of MARCH . 2024.

REAL ESTATE TRANSFER TAX				
	CHICAGO:	27-Mar-2024 0.00		
	CTA: TOTAL:	0.00		
17-10-104-037-1214	20240301661266	0.00 * 1-648-030 472		
* Total does not include	ie any applicable penalt	or interest due.		

REAL ESTATE TRANSFER TAX			41-Mar-2024	
			COUNTY: NLINOIS: TOTAL:	0.00 0.00 0.00
	17-10-104	037-1214	20240301661266	

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State of Illinois) SS. County of Cook

I, Susanne M. Hitzel, a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Helen B. Ylagan and Theresa B. Ylagan, both single and not parties to an Illinois civil union, personally known to me to be the same persons whose names are subscribed to the foregoing General Warranty Deed, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the General Warranty Deed 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 notarial seal this 22nd day of March, 2024.

M. WILD

Notary Public

THIS INSTRUMENT WAS PREPARED BY:

Donald A. Hitzel, Jr. 1700 Peach Lane Schaumburg, Illinois 60194-2249

AFTER RECORDING MAIL TO:

Donald A. Hitzel, Jr. 1700 Peach Lane Schaumburg, Illinois 60194-2249

MAIL TAX BILL TO:

Helen B. Ylagan Theresa B. Ylagan 415 East North Water Street - Unit 1307 Chicago, IL 60611

I CERTIFY THAT THIS CONVEYANCE IS EXEMPT UNDER PARAGRAPH E, SECTION 4 OF THE REAL ESTATE TRANSFER TAX ACT OF ILLINOIS AND PARAGRAPH E OF SECTION 3-29-6, CHAPTER 29 OF THE CITY OF CHICAGO MUNICIPAL CODE

Date: March 22, 2024

ylagan\deed.004

OFFICIAL SEAL 'N'Y Clark's Office 2408714205 Page: 3 of 4

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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.

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3/22/2024

Signature:

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Grantor's Agent

SUBSCRIBED and SWORN TO before me by the said grantor's agent this **22**0 day of **Mincia**, 20

Notary Public

OFFICIAL SEAL
SUSANNE M HITZEL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/11/24

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:

2 / 22 /2024

Signature:

Grantee's Agent

SUBSCRIBED and SWORN TO

before me by the said grantee's agent

this 2246 day of MARCH

., 2024

OFFICIAL SEAL
SUSANNE M HITZEL
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:06/11/24

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			
Common! known as 30 East Huron Street, Unit(s)				
	OFFICE OFFICE			