

UNOFFICIAL COPY

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"), 415 East North Water Street, Unit 1307, 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 March 22, 2024, 415 East North Water Street, Unit 1307, 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 March 22, 2024, 415 East North Water Street, Unit 1307, Chicago, IL 60611

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

SEE ATTACHED LEGAL DESCRIPTION

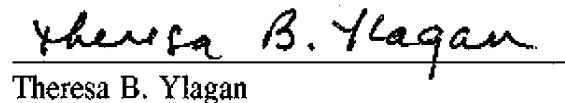
Property Address: 415 East North Water Street, Units 1307, P-383 and P-384
Chicago, IL 60611

PIN: 17-10-221-083-1331 (unit)
17-10-221-083-1575 (P-384)
17-10-221-083-1574 (P-383)

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

Doc#: 2408729105 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/27/2024 11:47 AM Pg: 1 of 4

Dec ID 20240301661409
ST/Co Stamp 2-034-505-264 ST Tax \$0.00 CO Tax \$0.00
City Stamp 1-518-278-192 City Tax \$0.00

REAL ESTATE TRANSFER TAX	27-Mar-2024
 CHICAGO:	0.00
CTA:	0.00
TOTAL:	0.00 *

17-10-221-083-1331 | 20240301661409 | 1-518-278-192
* 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

17-10-221-083-1331 | 20240301661409 | 2-034-505-264

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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 a party 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.

Susanne M. Hitzel

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

Donald A. Hitzel, Jr.

Date: March, 22, 2024

ylagan\deed.005

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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:

[Signature]
Grantor's Agent

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

[Signature]
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:

[Signature]
Grantee's Agent

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

[Signature]
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

PARCEL 1: UNIT W1307 and P-383 & 384 IN THE RIVERVIEW CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN PARTS OF VACATED EAST RIVER DRIVE AND OF BLOCK 14, (EXCEPT THE NORTH 6.50 FEET THEREOF, DEDICATED TO THE CITY OF CHICAGO FOR SIDEWALK PURPOSES PER DOCUMENT NO. 8763094,) IN CITYFRONT CENTER, BEING A RESUBDIVISION IN THE NORTH FRACTION OF SECTION 10, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00595371, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: A NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT UPON THE PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN THE DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AUGUST 4, 2000 AS DOCUMENT NUMBER 00595370.

Cook County Clerk's Office