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Doc#: 2411020444 Fee: \$107.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/19/2024 3:38 PM Pg: 1 of 4

Dec ID 20240301654504
City Stamp 0-661-635-376 City Tax \$0.00

WARRANTY DEED ILLINOIS STATUTORY

THE GRANTORS, John Van Duys and Linda Van Duys, as joint tenants, for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, **CONVEYS AND WARRANTS** to Jason D. Van Duys, a single man, all interest in the following described Real Estate situated in the County of Cook in the State of Illinois, to wit:

See Exhibit 'A' attached hereto and made a part hereof

SUBJECT TO: covenants, conditions and restrictions of record, public and utility easements and roads and highways 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: 17-21-414-011-1025

Address of Real Estate: 1900 South State Street, Unit 305
Chicago, IL 60616

Dated this 27th day of MARCH, 2024.

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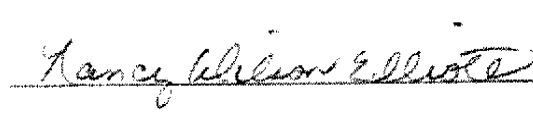

Name: John Van Duys

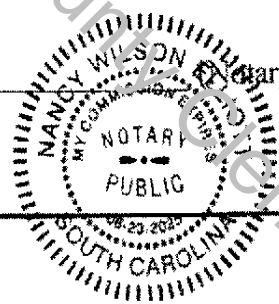

Name: Linda Van Duys

STATE OF SOUTH CAROLINA)
) ss.
COUNTY OF Richland)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY THAT John Van Duys and Linda Van Duys**, are personally known to me to be the same persons whose names 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 27th day of March, 2024.



Nancy Wilson Elliston (Notary Public)



Prepared By:
Samson Waisanen, Esq.
3660 W. Irving Park Rd. FL 2
Chicago, Illinois 60618

Mail To:
Lattas Law Office
3660 W. Irving Park Rd. FL 2
Chicago, IL 60618

Name & Address of Taxpayer:
Jason D. Van Duys
1900 S. State St. Apt 305
Chicago, IL 60616

REAL ESTATE TRANSFER TAX		18-Apr-2024
	CHICAGO:	0.00
	CTA:	0.00
	TOTAL:	0.00 *

17-21-414-011-1025 | 20240301654504 | 0-661-635-376
* Total does not include any applicable penalty or interest due.

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EXHIBIT A

Legal Description

UNIT NO. 305 IN POINTE 1900 ON STATE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF LOTS 1 TO 5, BOTH INCLUSIVE, TOGETHER WITH A PART OF THE VACATED 30 FOOT ALLEY LYING WEST OF AND ADJOINING THE WEST LINE OF SAID LOTS 2 TO 5 IN BLOCK 32 IN CANAL TRUSTEES NEW SUBDIVISION OF BLOCKS IN EAST FRACTIONAL SOUTHEAST $\frac{1}{4}$ OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED EXHIBIT "E" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0421739021; TOGETHER WITH THEIR UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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STATEMENT BY GRANTOR AND GRANTEE

The grantors or their agent affirms that, to the best of their 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: 3/27/24

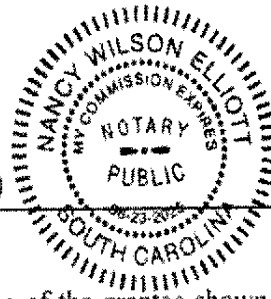
Signature: *John Van Duys*
John Van Duys

Dated: 3/27/24

Signature: *Linda Van Duys*
Linda Van Duys

Subscribed and sworn to before me
by the said Nancy Wilson Elliott,
dated 3/27/24.

Notary Public *Nancy Wilson Elliott*



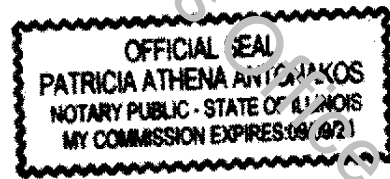
The grantee or his agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Dated: 4/9/24

Signature: *Jason D. Van Duys*
Jason D. Van Duys

Subscribed and sworn to before me
by the said Jason D. Van Duys,
dated 04/09/2024.

Notary Public *Patricia Athena Antonakos*



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

NOTE: LAND TRUSTEE IS NEITHER "GRANTEE OR AGENT" OF AN ASSIGNMENT OF BENEFICIAL INTEREST.