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WARRANTY DEED Illinois

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CEDRIC GILES
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Date 4/29/2024 9:39 AM Pg: 1 of 2

Dec ID 20240401688831
ST/Co Stamp 1-376-946-480 ST Tax \$290.00 CO Tax \$145.00
City Stamp 1-645-381-936 City Tax \$3,045.00

Above Space for Recorder's Use Only

① 24 ESD 034352 PK 1 of 2

THE GRANTORS, EDWARD YEH and MICHELLE YEH, husband and wife, of Chicago, for and in consideration of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations in hand paid, CONVEY and WARRANT to MAURA DEBORAH MCCABE, ^a, of 225 West Huron Street, Unit 419, Chicago, Illinois 60654, the following described Real Estate situated in the County of Cook in the State of Illinois, to wit: *a single woman,*

UNIT 419 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN HURON STREET LOFTS CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 0601832099, IN NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-09-216-018-1059

c/k/a: 225 West Huron Street, Unit 419, Chicago, Illinois 60654

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

Subject only to: covenants, conditions, and restrictions of record, and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes not due and payable at the time of Closing; terms and provisions of the Declaration of Condominium/Covenants, Conditions and Restrictions ("Declaration/CCRs") and all amendments; public and utility easements including any easements established by or implied from the Declaration/CCRs or amendments thereto; party wall rights and agreements; limitations and conditions imposed by the Governing Law; installments due after the date of Closing of general assessments established pursuant to the Declaration/CCRs

[SIGNATURE PAGES TO FOLLOW]

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Dated this 9 day of April, 2024

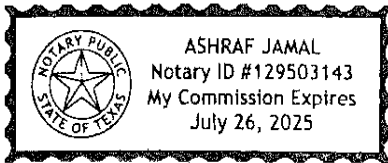
Edward Yeh (SEAL)
EDWARD YEH

Michelle Yeh (SEAL)
MICHELLE YEH

State of }
 } SS
County of }

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that EDWARD YEH and MICHELLE YEH, 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 9th day of April, 2024.



Ashraf Jamal
NOTARY PUBLIC

My Commission Expires: July 26th, 2025

This instrument was prepared by:
John Mantas, Esq.
MANTAS LAW, LLC
1300 West Higgins Road
Suite 310
Park Ridge, Illinois 60068
Phone: (847) 908-9300

MAIL TO:

Maura Deborah McCabe
225 W. Huron St. Unit 419
Chicago IL 60654

SEND SUBSEQUENT TAX BILLS TO:

