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TRANSFER ON DEATH INSTRUMENT



1235644088

OWNERS NAME AND ADDRESS AND TAXES TO:

* R. Adam & Barbara Lawhorne
* 61 W. 15th St. - Unit 301
* Chicago, Illinois 60605

Doc#: 1235644088 Fee: \$44.00
Karen A. Yarbrough RHSP Fee: \$10.00
Cook County Recorder of Deeds
Date: 12/21/2012 04:22 PM Pg: 1 of 4

BENEFICIARY'S NAME & ADDRESS

* Amanda K. Nemeth
* 61 W. 15th St. - Unit 301
* Chicago, Illinois 60605

THIS TRANSFER ON DEATH INSTRUMENT made this Seventh day of July, A.D. 2012, by R. ADAM LAWHORNE [Name of Owner/Owners], of the City of Chicago, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner(s) of the following legally described residential real estate located in Cook County, Illinois.

Legal Description (Schedule of Real Estate Attached)

Property Address: 61 W. 15th St Unit 301 Parcel Identification Number: 17-21-210-139-1017 and 17-21-210-139-1149
Chicago, Illinois 60605

The Owner(s) being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last to die, the above described residential real estate, to:

AMANDA K. NEMETH
61 W. 15th Street - Unit 301, Chicago, IL. 60605

IN WITNESS WHEREOF, the said Owner(s) has/ve hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

 (Seal)
R. Adam Lawhorne [Owner's Name]

[Owners's Name] (Seal)

STATE OF ILLINOIS)
)ss
COUNTY OF COOK)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

City of Chicago
Dept. of Finance
634595



Real Estate
Transfer
Stamp

12/21/2012 16:00

\$0.00

dr00111

Batch 5,703,370

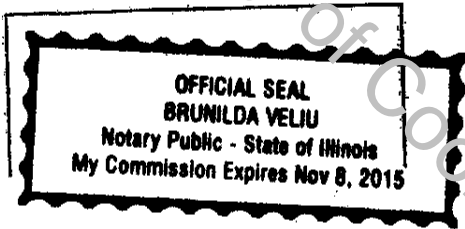
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Proh. F. PABLAQUINTERO CHICAGO IL
WITNESS [Name][Address]

Judy Burnell JUDY BURNELL CHICAGO IL
WITNESS [Name][Address]

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT the person(s) and witnesses personally known to me to be the same person(s) whose name(s) 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.



GIVEN UNDER my hand and notarial seal this day of Sept 7th, A.D. 2012

Brunilda Veliu
Notary Public

My commission expires on Nov 8th 2012

PREPARED BY and
RETURN TO:

Eugene J. Berkes, Esquire
BERKES LAW OFFICES
6904 West Cermak Road
Berwyn, Illinois 60402-2244

EXEMPT UNDER PROVISIONS OF PARAGRAPH
SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

07-21-12 [Signature]
Date Buyer, Seller or Representative

Notary Office

UNOFFICIAL COPY**TICOR TITLE INSURANCE COMPANY**

STREET ADDRESS: 61 W. 15TH STREET, UNIT 301
 CITY: CHICAGO COUNTY: COOK COUNTY
 TAX NUMBER: 17-21-210-139-1149

LEGAL DESCRIPTION:**PARCEL 1:**

UNIT NUMBERS 301 AND P-77 IN BURNHAM STATION CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:
 THAT PART OF BLOCKS 32 AND 33 IN ASSESSOR'S SECOND DIVISION OF THE EAST FRACTIONAL NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
 COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 33 IN ASSESSORS SECOND DIVISON SAID SOUTHWEST CORNER DEED AS BEING 205.30 FEET NORTH OF THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 21; SAID WEST LINE OF BLOCK 33 BEARS NORTH 0 DEGREES 09 MINUTES 20 SECONDS WEST; THENCE NORTH 90 DEGREES EAST 14.74 FEET; THENCE NORTH 0 DEGREES EAST, 14.35 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 56 MINUTES 39 SECONDS EAST, 82.0 FEET; THENCE NORTH 0 DEGREES 3 MINUTES 21 SECONDS WEST 242.0 FEET; THENCE SOUTH 89 DEGREES 56 MINTURES 39 SECONDS WEST, 82.0 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 21 SECONDS EAST, 242.0 FEET TO THE POINT OF BEGINNING IN COOK COUNTY, ILLINOIS
 WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 00159774, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL 2:

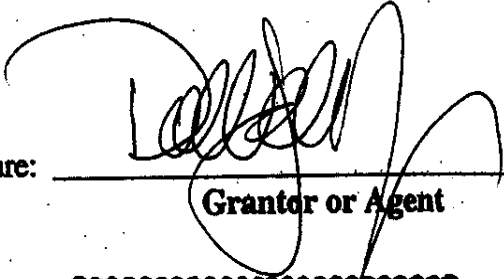
EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AFORESAID AS SET FORTH IN THE DECLARATION OF EASEMENTS, RESTRICTIONS AND COVENANTS FOR BURNHAM STATION MASTER ASSOCIATION RECORDED AUGUST 25, 1999 AS DOCUMENT 99811483 AS AMENDED FROM TIME TO TIME.

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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 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 12-21, 2012

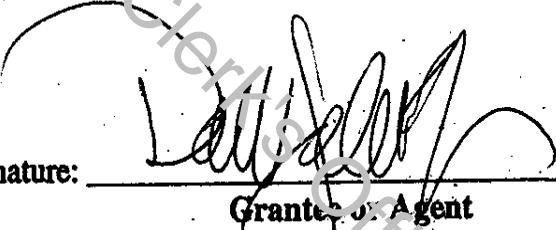
Signature: 
Grantor or Agent

Subscribed and sworn to before me
By the said Donald W. Jaburek Jr.
This 21st day of December, 20 12
Notary Public Andrianna D Flores

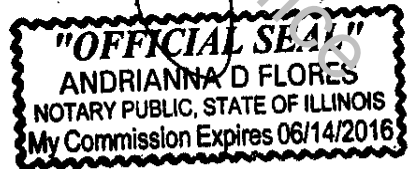


The grantee or his agent affirms and verifies that ~~the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois,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

Date 12-21, 2012

Signature: 
Grantee or Agent

Subscribed and sworn to before me
By the said Donald W. Jaburek Jr.
This 21st day of December, 20 12
Notary Public Andrianna D Flores



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