

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc#: 1509819079 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/08/2015 11:57 AM Pg: 1 of 3

Owner (Grantor)/Taxes to:
Dobrosława Kula, single,
located at 6559 W. George
St., Unit 216, Chicago, IL.
60634

Area above for county recorder use only

Prepared by and return to Owner
Beneficiary's name and address are shown below

I, DOBROSLAWA JADWIGA KULA, (referred to hereinafter as "Owner"), of 6559 W. George St., Unit 216, Chicago, IL. 60634, being of sound mind and memory, do hereby make, declare, and publish this Transfer on Death Instrument, and state as follows:

That I am the sole owner of the residential real estate located in Cook County, Illinois having the legal description:

See Exhibit A for Legal Description and Parcel Identification/Index Number

Property Address: 6559 W. George St., Unit 216, Chicago, IL. 60634

That, effective upon my death, I convey and transfer the above-described real estate to the following Beneficiary and I hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

DAVID JACOB KULA, 6559 W. George St., Unit 216, Chicago, IL. 60634

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that minor to his or her legal guardian, if any, otherwise to a parent, or if none are living, then to his or her nearest living adult kindred who is also a Designated Beneficiary hereunder, or if none, then to the person's nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until the age of 21.

Signed this 7th day of April, 2015.

Dobrosława Jadwiga Kula
Owner's signature

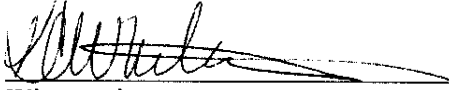
CCRD REVIEWER [Signature]

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Witnesses

We, the undersigned witnesses, DO HEREBY CERTIFY:

- 1) The person identified in this Transfer on Death Instrument as Owner signed this Instrument in our presence on the date shown above.
- 2) We signed this Instrument in the presence of the Owner and in the presence of each other.
- 3) We believed the Owner to be of sound mind and memory at the time of signing.



Witness signature

KATHRYN R. WHITACKE

Printed name

404 S. 20th AVE

Street address

MAYWOOD, IL 60153

City, state, zip code



Witness signature

WOJCIECH MALYSZKO

Printed name

3853 N. NARRA CANSETT AVE, #303

Street address

CHICAGO, IL 60634

City, state, zip code

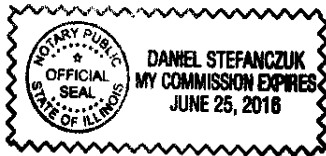
STATE OF ILLINOIS)

County of COOK)

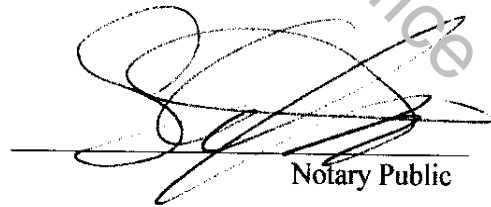
)ss

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT DOBROSLAWA JADWIGA KULA and the above-named witnesses, each of whom are either personally known to me or presented satisfactory identification, are the same persons whose names are subscribed to the foregoing Instrument and appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 7th day of April, 2015.



(Seal)


Notary Public

Exempt under provisions of Paragraph E, Section 31-41, Real Estate Transfer Tax Law.

4/7/2015
Date


Representative

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EXHIBIT A

LEGAL DESCRIPTION: PARCEL A: UNIT 216, IN THE PARK AVENUE LUXURY CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THE NORTH 330 FEET (AS MEASURED ON THE EAST AND WEST LINES THEREOF) AND THE WEST 26.70 FEET OF THE SOUTH 66.0 FEET OF THE NORTH 396.0 FEET (AS MEASURED ON THE EAST AND WEST LINE THEREOF) OF THE FOLLOWING DESCRIBED COMBINED PARCELS:

PARCEL 1: LOT 109 IN SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) IN SECTION 30, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF THE 50 FOOT WIDE RIGHT OF WAY OF THE CHICAGO, MILWAUKEE, ST. PAUL & PACIFIC RAILROAD LYING NORTH OF THE NORTH LINE OF W. DIVERSEY AVENUE, LYING SOUTH OF THE SOUTH LINE OF W. GEORGE STREET AND LYING WEST OF AND ADJOINING LOT 109 IN THE SECOND ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 30 AND LYING EAST OF AND ADJOINING SAID LOTS 118, 131, 132 AND 146 TOGETHER WITH ALL ALLEYS ADJOINING SAID LOTS, TAKEN AS ONE TRACT IN THE FIRST ADDITION TO MONT CLARE GARDENS, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 (EXCEPT THAT PART TAKEN FOR RAILROAD) OF SECTION 30, ALL IN TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THEREFROM THE WEST 23.50 FEET OF THE SOUTH 125.0 FEET OF SAID RAILROAD RIGHT OF WAY), IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0613532105, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL B: THE EXCLUSIVE RIGHT TO USE PARKING SPACE P-93 AND STORAGE SPACE S-93, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0613532105.

GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE REFERRED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SAID FORTH IN THE DECLARATION OF CONDOMINIUM, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN.

COMMONLY KNOWN AS: 6559 W. GEORGE ST, UNIT 216, CHICAGO, IL 60634

PROPERTY INDEX NO.: 13-30-228-021-1016 (UNDERLYING 13-30-227-014-0000, 13-30-228-012-0000, 13-30-228-013-0000, 13-30-228-014-0000)