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Doc#: 1514116011 Fee: \$52.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/21/2015 11:26 AM Pg: 1 of 8

TRANSFER ON DEATH INSTRUMENT

SUSAN O'BRIEN
(AN UNMARRIED WOMAN)
6537 MARISSA LOOP #3
NAPLES, FLORIDA 34108

SUSAN O'BRIEN, HEREBY STATES THAT HE/SHE/THEY IS/ARE THE OWNER(S) AND TITLE HOLDER(S) OF RECORD OF THE FOLLOWING DESCRIBED REAL ESTATE SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, MORE FULLY DESCRIBED ON "EXHIBIT A" ATTACHED HERETO:

PIN: 17-04-450-043-1120 &
17-04-450-043-1183

ADDRESS: 21 W. CHESTNUT STREET #1704, CHICAGO IL 60610

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THE AFORENAMED OWNER(S) HEREBY DECLARE(S) HIS/HER/ THEIR INTENTION TO CREATE AND EXECUTE THIS TRANSFER ON DEATH INSTRUMENT TO PROVIDE FOR THE TRANSFER OF TITLE TO THE HEREIN DESCRIBED REAL ESTATE TO OCCUR AND TAKE EFFECT UPON THE DEATH OF THE HEREIN NAMED OWNER(S), AND NOT BEFORE PURSUANT TO THE PROVISIONS OF THE TRANSFER ON DEATH ACT OF THE STATE OF ILLINOIS.

BY THIS DOCUMENT, THE OWNER(S) DOES/DO HEREBY REVOKE AND CANCEL ANY PRIOR TRANSFER ON DEATH INSTRUMENT MADE BY OWNER(S) WHICH HAS BEEN EXECUTED ON ANY DATE PRIOR TO THE DATE OF THIS INSTRUMENT RELATING TO THE HEREIN DESCRIBED REAL ESTATE.

EFFECTIVE UPON THE DEATH OF THE OWNER(S) NAMED HEREIN, IF TITLE REMAINS VESTED IN THE HEREIN NAMED OWNER(S) AT THE TIME OF THE DEATH OF OWNER(S), OWNER(S) HEREBY CONVEY(S), DEVISE(S), AND TRANSFER(S) ALL THE INTEREST OF THE OWNER IN THE HEREIN DESCRIBED REAL ESTATE TO THE FOLLOWING NAMED BENEFICIARIES RESIDING AT THE STREET ADDRESS OPPOSITE THEIR NAMES IN THE PERCENTAGE SET FORTH HEREIN:

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KATHLEEN MAHER - 7056 PELICAN BAY BLVD. #204B,
NAPLES, FLORIDA 34108

AND MARGARET O'BRIEN - 10284 CRESTA DRIVE, LOS
ANGELES, CALIFORNIA 90064

AND PHOEBE O'BRIEN - 2033 EUCLID STREET #16, SANTA
MONICA, CALIFORNIA

AND JOANN PHILBIN - 6010 N. 21ST PLACE, PHOENIX
ARIZONA 85016,

NOT AS TENANTS IN COMMON, BUT AS JOINT TENANTS
WITH RIGHT OF SURVIVORSHIP

EFFECTIVE UPON THE DEATH OF THE OWNER(S) AND AF-
TER THE ACCEPTANCE BY THE BENEFICIARY OF TITLE TO
THE PREMISES THE INTEREST OF OWNER(S) IS TRANS-
FERRED PURSUANT TO THE PROVISIONS OF THE ILLINOIS
RESIDENTIAL TRANSFER ON DEATH INSTRUMENT ACT OF
THE STATE OF ILLINOIS AND REMAINS VESTED IN THE
NAMED OF THE SAID BENEFICIARY IN THE PERCENTAGE
HEREIN STATED TO HAVE AND TO HOLD SAID PREMISES
FOREVER SUBJECT TO: ALL UNPAID GENERAL REAL ES-
TATE TAXES AND SPECIAL ASSESSMENTS AND ANY OTH-
ER MATTERS OF RECORD OF ANY NATURE WHATSOEVER
AFFECTING THE TITLE TO SAID REAL ESTATE AND THE
PROVISIONS OF THE TRANSFER ON DEATH ACT OF THE
STATE OF ILLINOIS.

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IN MAKING THIS TRANSFER ON DEATH INSTRUMENT AS AFORESAID, THE UNDERSIGNED OWNER(S) HAS EXECUTED THIS TRANSFER ON DEATH INSTRUMENT THIS 15TH DAY OF MAY, 2015.

Susan O'Brien

SUSAN O'BRIEN

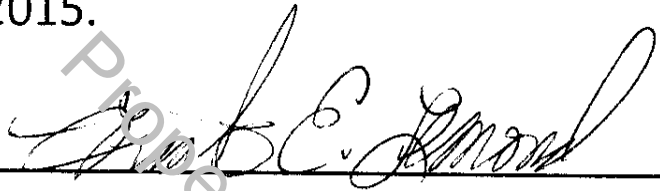
STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT SUSAN O'BRIEN, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY, IN PERSON, AND ACKNOWLEDGED THAT HE/SHE/THEY SIGNED, SEALED, AND DELIVERED THE SAID INSTRUMENT AS HIS/HER/THEIR FREE AND VOLUNTARY ACT(S) FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE PRESENCE OF THE HEREIN NAMED WITNESSES WHO SAW THE

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OWNER(S) SIGN THIS INSTRUMENT IN THE PRESENCE OF THE UNDERSIGNED NOTARY AND EACH WITNESS.

SIGNED AND SWORN TO BEFORE ME BY SUSAN O'BRIEN, THIS 21ST DAY OF MAY, 2015.



NOTARY PUBLIC



ATTESTATION OF WITNESSES:

WE, THE BELOW NAMED WITNESSES TO THE TRANSFER ON DEATH INSTRUMENT EXECUTED BY SUSAN O'BRIEN, OWNER(S), ON OATH STATE THAT EACH OF US WAS PRESENT AND SAW THE OWNER(S) SIGN THIS TRANSFER ON DEATH INSTRUMENT OF WHICH THE ATTESTATION IS PART, IN OUR PRESENCE; THAT THIS INSTRUMENT IS SIGNED BY EACH OF US IN THE PRESENCE OF THE SAID OWNER(S) AND IN THE PRESENCE OF EACH OTHER; AND, THAT EACH OF US BELIEVED THE SAID OWNER(S) TO BE OF SOUND MIND AND MEMORY AT THE TIME OF SIGNING.

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Chelna Gupta RESIDING AT 800 N State St.
CHELNA GUPTA Chicago IL 60610

Wasila Nabhan RESIDING AT 800 N. State St
WASILA NABHAN Chicago, IL 60610

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT CHELNA GUPTA AND WASILA NABHAN BEING FIRST DULY SWORN UPON OATH AND KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON, AND, BEING SWORN UPON THEIR OATH, STATE THAT THE STATEMENTS MADE THEREIN BY EACH OF THEM IS TRUE AND CORRECT AND THAT THEY ACKNOWLEDGED THAT THEY SIGNED, SEALED, AND DELIVERED THE SAID INSTRUMENT AS THEIR FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH IN THE PRESENCE OF THE

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HEREIN NAMED WITNESSES WHO SAW THE OWNER(S) SIGN THIS INSTRUMENT IN THE PRESENCE OF THE UNDERSIGNED NOTARY AND EACH WITNESS.

SUBSCRIBED AND SWORN TO BEFORE ME BY:

Chelva Gupta AND Wanda Walker

THIS 21ST DAY OF MAY, 2015.

Frank E. Lemond



NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY THE LAW OFFICE OF: **MICHAEL W. BRENNOCK, CPA-ATTORNEY AT LAW**
166 W. WASHINGTON STREET – SUITE 680
CHICAGO, IL 60602

AFTER RECORDING, PLEASE RETURN TO:

MICHAEL W. BRENNOCK, CPA-ATTORNEY AT LAW
166 W. WASHINGTON STREET – SUITE 680
CHICAGO, IL 60602
TX: 312-641-0363

(NO CHANGE IN ADDRESS FOR THE TAX BILL)

UNOFFICIAL COPY**CHICAGO TITLE INSURANCE COMPANY**

ORDER NUMBER: 1412 WSA193169 LP1

STREET ADDRESS: 21 CHESTNUT #1704

CITY: CHICAGO

COUNTY: COOK

TAX NUMBER: 17-04-450-043-1120

AND 17-04-450-043-1183

LEGAL DESCRIPTION:

PARCEL A: UNIT 1704 AND PARKING SPACE P-57 IN THE 21 WEST CHESTNUT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: PARCEL 1: LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNEILL'S ADDITION TO CHICAGO OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS AND PARCEL 2: THE NORTH 10 FEET OF WEST. PARSON STREET LYING WEST OF A LINE DRAWN 39.60 FEET, MORE OR LESS, WEST OF THE WEST LINE OF NORTH STATE STREET AND EAST OF A LINE 218.10 FEET MORE OR LESS, WEST OF THE WEST LINE OF SAID NORTH STATE STREET LYING SOUTH OF AND ADJOINING LOT 1 IN ASSESSOR'S DIVISION OF BLOCK 1 IN BUSHNEILL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTHEAST 1/4 IN SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED MARCH 26, 1999 AS DOCUMENT NUMBER 99296268; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY ILLINOIS.

PARCEL B: THE EXCLUSIVE RIGHT TO THE USE OF STORAGE SPACE NUMBER S-57, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 99296268, AS AMENDED FROM TIME TO TIME.

Cook County Clerk's Office