

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

THE GRANTOR, KEVIN P. BUCHANAN, with an address of 260 North Main Street, Glen Ellyn, Illinois 60137, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, does hereby **CONVEY AND QUITCLAIM** upon the death of the Grantor, unto the following Designated Beneficiary: MAREK M. BORZECKI, with a mailing address of 5045 S. Lamont, Chicago, Illinois 60638, the following described Real Estate situated in Cook County, Illinois:



Doc#: 1521019049 Fee: \$68.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2015 10:08 AM Pg: 1 of 4

Lot 22 in Block 54 in Frederick H. Bartlett's Central Chicago, a Subdivision in the Southeast 1/4 of Section 4 and the Northeast 1/4 of the Southeast 1/4 of Section 9, Township 38 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 19-09-230-068-0000

Commonly known as 5045 S. Lamont, Chicago, Illinois 60638

Subject to easements, covenants, conditions and restrictions of record, if any.
Subject to general real estate taxes for 2015 and subsequent years.

This document, including legal description, was prepared by Hensch Blackwell LLP attorneys, solely upon information furnished by the parties or their agents and without title search or examination. The preparer makes no express or implied guarantees as to marketability of title, accuracy of the description or quantity of land described, as no examination of title to the property was requested or conducted.

This Transfer on Death Instrument is executed pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/1 et seq.). The transfer of title to the herein-described real estate to the Designated Beneficiary is not effective to convey title to the real estate until the death of Grantor. This Transfer on Death Instrument is subject to revocation and change at any time while the Grantor is still living in any manner provided by law.

This Document is Null and Void Unless Recorded Prior to the Death of the Grantor.

EXEMPT under provisions of Paragraph (e) of 35 ILCS 200/31-45, Real Estate Transfer Act.

Kevin P. Buchanan
Signature

6-8-15
Date

S NO
P 4
S ✓
M the
S yes
E yes
INT ✓

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IN WITNESS WHEREOF, the Grantor has caused this Transfer on Death Instrument to be signed on this 8th day of JUNE, 2015.

GRANTOR

Kevin P. Buchanan

KEVIN P. BUCHANAN

We hereby certify that in our presence on the day appearing above, the Grantor, KEVIN P. BUCHANAN, signed the foregoing Transfer on Death Instrument, acknowledged it to be his own free and voluntary act, and that at his request and in his presence and in the presence of each other, each of us has signed our name below as a witness, and that we believe KEVIN P. BUCHANAN to be of sound mind and memory.

Patricia A. Underhill

Signature

535 DUANE ST

Address

PATRICIA A. UNDERHILL

Printed Name of Witness

GLEN ELLYN, IL 60137

Brett A. Miller

Signature

535 Duane St.

Address

Brett A. Miller

Printed Name of Witness

Glen Ellyn, IL 60137

This instrument was prepared by and is to be returned to:

Eric A. Ess, Esq.
Husch Blackwell LLP
2400 East Arizona Biltmore Circle
Suite 1200
Phoenix, Arizona 85016

Send subsequent tax bills to:

Kevin P. Buchanan
260 North Main Street
Glen Ellyn, Illinois 60137

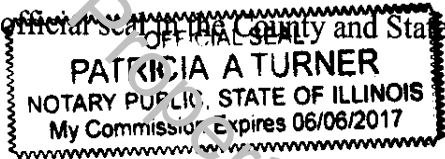
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Witnesses to Transfer on Death Instrument:

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPage)

The foregoing instrument was acknowledged before me this 8th day of June, 2015 by Brett Miller (witness).

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Patricia A. Turner
Notary Public

My term expires:

STATE OF ILLINOIS)
) ss.
COUNTY OF DuPage)

The foregoing instrument was acknowledged before me this 8th day of June, 2015 by Patricia Underhill (witness).

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal in the County and State aforesaid, the day and year first above written.



Patricia A. Turner
Notary Public

My term expires: