

# UNOFFICIAL COPY



Doc#: 1531450035 Fee: \$42.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 11/10/2015 09:46 AM Pg: 1 of 3

## REVOCABLE TRANSFER ON DEATH INSTRUMENT

This Space is for Recorder's Office use only

Mail to:

Chester M. Przybylo and Associates  
5339 North Milwaukee Avenue  
Chicago, Illinois 60630

Name & Address of Taxpayer/Grantee:

Karen Wells  
5208 West Cuyler Avenue  
Chicago, Illinois 60641

THIS TRANSFER ON DEATH INSTRUMENT is a transfer on death instrument pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1 *et. seq.* made this 3<sup>RD</sup> of November, 2015, by KAREN WELLS, of the City of Chicago, County of Cook and State of Illinois, being the sole Owner of the following legally described residential real estate located in Cook County, Illinois:

THE EAST ½ OF LOT 44 AND ALL OF LOT 45 IN BLOCK 7 IN GARDNER'S 4<sup>TH</sup> ADDITION TO MONTROSE, SAID ADDITION BEING A SUBDIVISION OF THE EAST ½ OF THE SOUTH ½ OF LOT 8 IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 13-16-322-036-0000

Property Address: 5208 West Cuyler Avenue, Chicago, Illinois 60641

KAREN WELLS, being of sound mind and memory, hereby revokes all prior transfer on death instruments for the above described residential real estate, and conveys and transfer effective on the death of Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real estate to the following Designated Beneficiary:

NICHOLE WELLS AND KAREN J. BURNS, as tenants-in-common

IN WITNESS WHEREOF, the said Owner has executed this Transfer on Death Instrument on date first written above.

Signature of Owner:

KAREN WELLS

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STATE OF ILLINOIS }  
County of Cook } SS

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the owner executed the Transfer on Death Instrument as his free and voluntary act, and that at the time of the execution we believed the Owner to be of sound mind and memory and under no undue influence.

Sherry Naginich  
[WIT1]

Patrycja Peaskowski  
[WIT2]

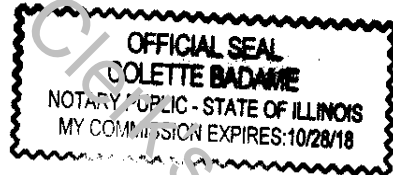
STATE OF ILLINOIS }  
COUNTY OF COOK } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT KAREN WELLS is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 3<sup>rd</sup> day of November, 2015

Colette Badame

Notary Public



(Seal)

My commission expires on 10/28, 20 18.

Name & Address of Preparer:

Michael A. Otte  
Chester M. Przybylo and Associates  
5339 North Milwaukee Avenue  
Chicago, Illinois 60630

EXEMPT under provisions under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: November 03, 2015

Michael A. Otte

Buyer / Seller / Representative

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## STATEMENT BY GRANTOR AND GRANTEE

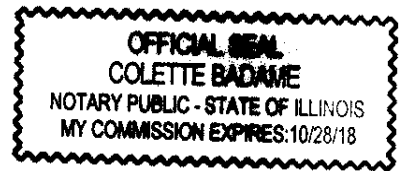
The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to 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: November 03, 2015

Signature: X *Karen Wells*  
Grantor or Agent

Subscribed and sworn to before me  
on November 03, 2015.

Notary Public *Colette Badame*



The grantee or his/her 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 and hold title to real estate under the laws of the State of Illinois.

Dated: November 03, 2015

Signature: X *Karen Wells*  
Grantee or Agent

Subscribed and sworn to before me  
on November 03, 2015.

Notary Public *Colette Badame*



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