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Doc#: 1601919037 Fee: \$44.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 01/19/2016 10:09 AM Pg: 1 of 4

Property of Cook County Clerk's Office

1. **TITLE OF DOCUMENT:** Illinois Transfer on Death Instrument
2. **DATE OF DOCUMENT:** December 18, 2015
3. **GRANTORS' NAMES:** Laurence Gast
GRANTOR'S ADDRESS: Rachel Holtzman
(Taxes to:) 2449 W. Eastwood Ave.
Chicago, IL 60620
4. **GRANTEE' NAME AND ADDRESS:** Lev Holtzman-Gast
2449 W. Eastwood Ave.
Chicago, IL 60620
5. **LEGAL DESCRIPTION:** Lot 29 in Block 10 in the Northwest Land Association
6. **Reference Book and Page:** None.

S yes
P 1/4
S 1
M The
SC yes
E yes
INT 1/2

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Illinois Transfer on Death Instrument

THIS TRANSFER ON DEATH INSTRUMENT made this 18th day of December, 2015, by Laurence Gast and Rachel Holtzman, of the City of Chicago, County of Cook, State of Illinois [herein "Owner/Owners"], being the sole Owners of the following legally-described residential real estate located in Cook County, Illinois:

Legal Description

Lot 29 in Block 10 in the Northwest Land Association Subdivision of the East ½ of the East ½ and the East 33 feet of the West ½ of the East ½ of the Northeast ¼ of Section 13, Township 40 North, Range 13, East of the Third Principal Meridian lying South of the right of way of the Northwestern Elevated Railroad Company in Cook County, Illinois. (Parcel ID #13-13-214-003-0000) ✓

Known and numbered as: 2449 W. Eastwood Ave. ✓
Chicago, IL 60620 ✓

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


Levi Holtzman-Gast, a minor child born May 30, 2013 whose mailing address is 2449 W. Eastwood Ave. Chicago, IL 60620

THIS TRANSFER ON DEATH INSTRUMENT REVOKES ANY AND ALL TRANSFER ON DEATH INSTRUMENTS PREVIOUSLY FILED.

TO HAVE AND TO HOLD the same together with all rights and appurtenances to the same belonging unto the said Grantee, his heirs and assigns forever.

THE GRANTEE is at the time of the execution of this Instrument, a minor child. In the event that he is still a minor at the time when this instrument conveys title then such minor grantee's interest in the property shall be passed to the guardian of the estate of such grantee in accordance with the provisions of the wills executed by the Grantors.

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



Laurence Gast
Grantor and Owner



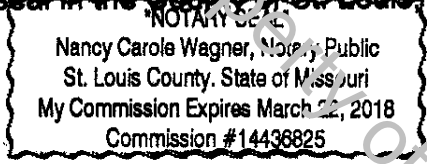
Rachel Holtzman
Grantor and Owner

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STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

On this 18th day of December, 2015, before me personally appeared Laurence Gast to me known to be the person described in and who executed the foregoing Illinois Transfer on Death Instrument, and acknowledged that he executed the same as his free act and deed.

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



Nancy Carole Wagner

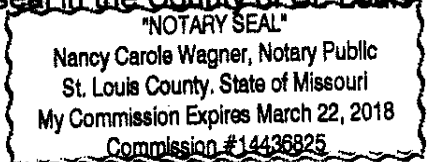
Notary public

My commission expires:

STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

On this 18th day of December, 2015, before me personally appeared Rachel Holtzman to me known to be the person described in and who executed the foregoing Illinois Transfer on Death Instrument, and acknowledged that she executed the same as her free act and deed.

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



Nancy Carole Wagner

Notary public

My commission expires:

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AFFIX TRANSFER TAX STAMP

OR


Exempt under provisions of 33 ILCS 200/31-45, Paragraph , Illinois Real Estate Transfer Tax Law.

Date Buyer, Seller, or Representative

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

WITNESS

ADDRESS



Kevin Seltzer

7751 Carondelet Ave., Suite 708, Clayton, MO 63105



Jeffrey Rahn

7751 Carondelet Ave., Suite 708, Clayton, MO 63105

STATE OF MISSOURI)
)
COUNTY OF ST. LOUIS)

I, the undersigned, a notary public in and for said County, in the State aforesaid DO HEREBY CERTIFY that Owners and witnesses personally known to me to be the same persons whose names are subscribed on 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.

NOTARY SEAL
Nancy Carole Wagner, Notary Public
St. Louis County, State of Missouri
My Commission Expires March 22, 2018
Commission #14428825



Notary public

My commission expires:

PREPARED BY AND RETURN TO:
Name: Kevin Seltzer
Address: 7751 Carondelet Ave., Suite 708, Clayton, MO 63105