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TRANSFER ON DEATH INSTRUMENT

Doc#: 1620829033 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/26/2016 12:15 PM Pg: 1 of 3

OWNERS NAME AND ADDRESS
AND TAXES TO:

JANINA W. RACE
1400 North Yarmouth Place
Unit 112
Mount Prospect, Illinois 60056

BENEFICIARY NAME & ADDRESS:

IRENA PONIEWIERSKI
114 Memory Lane
Lake Marian, Illinois 60110

Above space for Recorder's Office Only

THIS TRANSFER ON DEATH INSTRUMENT made this 6th day of July, 2016, by **JANINA W. RACE**, of the City of Mount Prospect, County of Cook, and State of Illinois, (herein "Owner") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois:

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Permanent Real Estate Index Number(s): 03-27-100-022-1012

Address(es) of real estate: 1400 North Yarmouth Place, Unit 112, Mount Prospect, Illinois 60056

The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above described residential real estate, to **IRENA PONIEWIERSKI**, if living, or if she then be deceased, to her descendants, per stirpes and not per capita.

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

Janina W. Race (SEAL)
JANINA W. RACE

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 was at the time of signing of sound mind and memory, and under no undue influence.

Witnesses:

Amber Mostek

Printed Name: AMBER MOSTEK

Address: 5521 N. CUMBERLAND

CHICAGO, IL 60656

Anastasia Guber

Printed Name: ANASTASIA GUBER

Address: 5521 N. CUMBERLAND

CHICAGO, IL 60656

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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that the Owner, **JANINA W. RACE**, and the witnesses personally known to me to be the same persons whose names are subscribed to 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.

Given under my hand and official seal, this 6th day of July, 2016.

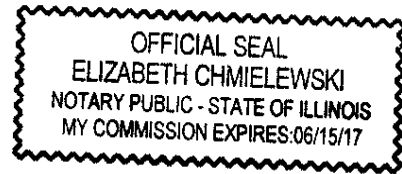
(SEAL)

Elizabeth Chmielewski
NOTARY PUBLIC

My commission expires: 6-15-17

This instrument was prepared by & mail to:

Gregory G. Castaldi, Attorney At Law
Law Office of Gregory G. Casaldi, A Prof Corp
5521 N. Cumberland, Suite 1109
Chicago, Illinois 60656



Send subsequent tax bills to:

JANINA W. RACE
1400 North Yarmouth Place
Unit 112
Mount Prospect, Illinois 60056

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, REAL ESTATE TRANSFER ACT

7/6/16
Date Janina W Race
Buyer, Seller, or Representative

Property of Cook County Clerk's Office

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: UNIT 112 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COLONY COUNTRY APARTMENT HOMES CONDOMINIUM BUILDING NO. 1, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 22667207, AS AMENDED FROM TIME TO TIME, IN THE NORTHWEST 1/4 OF SECTION 27 AND THE NORTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN GRANT DATED JUNE 6, 1972 AND RECORDED JUNE 6, 1972 AS DOCUMENT 21927659, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 03-27-100-022-1012

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Mount Prospect, Illinois 60056

Property of Cook County Clerk's Office