

# UNOFFICIAL COPY



## Real Estate Transfer On Death Instrument

**RETURN TO :**  
Ronald F. Baltazar  
22 Park Lane Unit #204  
Park Ridge, IL. 60068

Doc#: 1625256016 Fee: \$40.00  
RHSP Fee:\$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 09/08/2016 09:06 AM Pg: 1 of 2

**TAXPAYER:**  
Ronald F. Baltazar  
22 Park Lane Unit #204  
Park Ridge, IL. 60068

This **TRANSFER ON DEATH INSTRUMENT** is created on July 12, 2016 by **Ronald F. Baltazar**, a single person not in a Civil Union, as sole Owner of the residential Real Estate in Cook County Illinois commonly known as 22 Park Lane Unit 4204 Park Ridge, IL. 60068 and legally described as follows:

**Parcel One:** Unit 204 in the Park Lane Condominium-1, as delineated and defined in the Declaration recorded as Document No. 22996722 as amended from time to time, together with its undivided percentage interest in the Common Elements, in Section 27 and 28, Township 41 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

**Parcel Two:** Easements for Ingress and Egress for the benefit of Parcel 1 as set forth in the Declaration of Easements, Covenants and Restrictions for Park Lane Community Association recorded February 13, 1975 as Document No. 22996721 and as created by Deed from LaSalle National Bank Trust Number 44427 to John F. Wilson and Rita L. Wilson dated July 11, 1975 and recorded August 1, 1975 as Document Number 23172706, all in Cook County, Illinois.

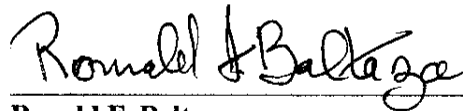
PIN 09-27-306-145-1035

**Property Address:** 22 Park Lane Unit #204 Park Ridge, IL. 60068

**Grantee Address:** 22 Park Lane Unit #204 Park Ridge, IL. 60068

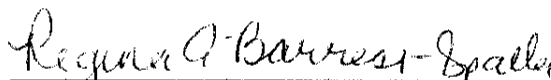
**Ronald F. Baltazar** as the Owner, being of sound mind and disposing memory and under no constraint, waiving and releasing all rights under the Illinois Homestead Exemption Act, hereby conveys and transfers, effective upon his death, the above described residential Real Estate to: **David P. Baltazar** and **Kevin R. Baltazar** each Fifty (50%) Per Cent equally *per stirpes*.

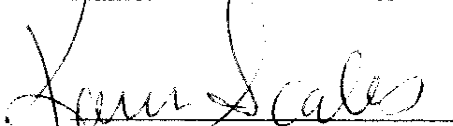
Dated July 12, 2016

  
\_\_\_\_\_  
**Ronald F. Baltazar**

SEAL

This Transfer On Death Instrument, consisting of two pages, was signed by **Ronald F. Baltazar** freely and voluntarily in our presence as the **Owner** and we in the presence of each other in his presence and at his request believing him to be of sound mind and disposing memory, and under no constraint, have signed our names as attesting witnesses on **July 12, 2016**

 residing 830 Carolyn Ter, Park Ridge, IL  
Name: REGINA A. BARRESI-SPALL

 residing 10125 Hamlin Park Ridge, IL  
Name: KAREN SCALES

# UNOFFICIAL COPY

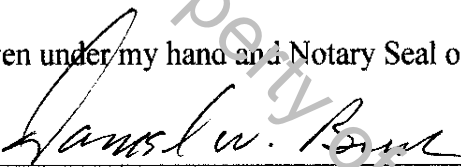
Transfer On Death Instrument  
Ronald F. Baltazar  
July 12, 2016

2

State of Illinois  
County of Kane

I the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that **Ronald F. Baltazar** as the Owner and the **Witnesses** who signed above all personally known to me to be the same persons whose names are subscribed to this Transfer On Death Instrument, appeared before me this day in person, and acknowledged signing this Instrument freely and voluntarily for the uses and purposes set forth therein.

Given under my hand and Notary Seal on Dated July 12, 2016

  
\_\_\_\_\_  
Notary Public



Prepared by: Attorney Daniel W. Burke 12138 Wildflower Lane Huntley, Illinois 60142

Property of Cook County Clerk's Office