

UNOFFICIAL COPY

Illinois Statutory Transfer on Death Instrument

Owner's Name and Address and Taxes To:

Lynette A. O'Grady
(formerly Lynette A. Hill)
1018 W. Byron #1E
Chicago, IL 60613

Prepared by and Return To:

The Law Office of Doug Nelson, P.C.
180 N. LaSalle St., #5700
Chicago, IL, 60601



Doc# 1635734030 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/22/2016 11:34 AM PG: 1 OF 2

THIS TRANSFER ON DEATH INSTRUMENT made this **December 20, 2016**, by Lynette O'Grady (Formerly Lynette A. Hill) of 1018 W. Byron #1E, City of Chicago, County of Cook, State of Illinois (herein "Owner"), being the sole Owner of the following legally-described residential real estate located in Cook County, Illinois:

LEGAL DESCRIPTION:

UNIT 5 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN THE BYRON CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 25386690, IN THE WEST ½ OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIR PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Number: 14-20-205-026-1005

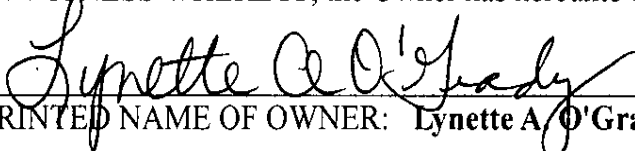
Property Address: 1018 W. Byron St., #1E, Chicago, IL 60613

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

John O'Grady, my husband, outright and in full IF he survives me, and if he predeceases me, to:

Regina Barrett (my sister), Melissa Bailey (my sister), Margaret Simms (my niece), Grace Waggoner (my niece), William Simms (my nephew), Cody Jones (my nephew), Levi Jones (my nephew), and Trace Jones (my nephew), all eight equally and as joint tenants, or to the survivors among them.

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

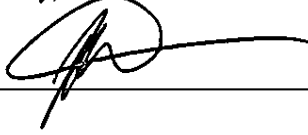

PRINTED NAME OF OWNER: Lynette A. O'Grady

12-20-16
Date

BM

UNOFFICIAL COPY

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner, **Lynette A. O'Grady (formerly Lynette A. Hill)**, as her Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's 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.



residing at 1645 W. OGDEN AVE # 715, CHICAGO, IL 60612
Witness Address

Printed Name of First Witness: JOHN TAGAMOLILA



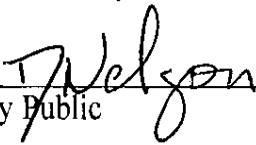
residing at 1645 W. OGDEN AVE #715, CHICAGO, IL 60612
Witness Address

Printed Name of Second Witness: DONNA ROONEY

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that owner **Lynette A. O'Grady**, and witnesses John Tagamolila and Donna Rooney 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.

Given under my hand and notarial seal this **20th** day of **December, 2016**.

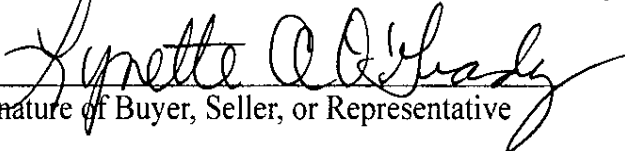


Notary Public



My Commission Expires on: 8/4/2016

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



Signature of Buyer, Seller, or Representative

12-20-16
Date

PREPARED BY AND RETURN TO:
The Law Office of Doug Nelson, P.C.
180 N. LaSalle St., #3700
Chicago, IL 60601