

UNOFFICIAL COPY

Transfer on Death Instrument

THIS DOCUMENT WAS PREPARED BY:

Margot Gordon
Monahan Law Group, LLC
55 W. Monroe Street
Suite 3700
Chicago, IL 60603

WHEN RECORDED MAIL TO:

Margot Gordon
Monahan Law Group, LLC
55 W. Monroe Street
Suite 3700
Chicago, IL 60603

SEND TAX NOTICES TO:

Gay H. Roberts
30 West Oak St., Unit 4E
Chicago, IL 60610



1700913075

Doc# 1700913075 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/09/2017 03:22 PM PG: 1 OF 3

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE ONLY

The Owner, Gay H. Roberts, an unmarried woman, of the City of Chicago, County of Cook, State of Illinois, pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, (755 ILCS 27/1 et. seq.), upon her death hereby CONVEYS to the then acting trustee of the Gay H. Roberts Trust dated December 28, 2016, the Beneficiary, the following described Real Estate situated in the County of Cook and State of Illinois to wit: (See page 3 for legal description).

PERMANENT REAL ESTATE INDEX NUMBER: 17-04-424-055-1005

ADDRESS OF REAL ESTATE: 30 West Oak St., Unit 4E, Chicago, IL 60610, P-73 and S-22

DATED this 28th day of December, 2016.

Gay H. Roberts

The owner, Gay H. Roberts, signed this Transfer on Death Instrument in our presence on the date it bears as her own free and voluntary act. Immediately thereafter, at the owner's request and in the owner's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the owner to be of sound mind and memory at the time of signing.

Witnesses

Addresses

residing at 422 N. Melrose St.
Chicago IL 60657
residing at 1 W MILLSTONE CT, APT 1B
PALOS HILLS, IL 60465

CCRD REVIEWER

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State of Illinois, County of Cook ss.

I, the undersigned, a Notary Public in and for such County, in the State aforesaid, DO HEREBY CERTIFY that Gay H. Roberts, and the witnesses, Christine Kim and KIWA SZARZIC, 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 Gay H. Roberts signed, sealed and delivered such instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 28th day of December, 2016.

Commission expires 8/27, 2018
Margot Gordon
NOTARY PUBLIC



Legal Description

Parcel 1:

Unit 4E, together with the exclusive right to use Parking Space P-73 and Storage Space S-22, limited common elements, in the 30 W Oak Condominium as delineated on the plat of survey of that part of the following parcels of real estate:

The South 90.0 feet of Lots 1 and 2, taken as a tract, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

And also

That part of Lots 1 and 2 (except the South 90.0 feet thereof), taken as a tract, lying below a horizontal plane of 14.01 feet Above Chicago City Datum, in the Subdivision of Block 16 in Bushnell's Addition to Chicago in the East Half of the Southeast Quarter of Section 4, Township 39 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit C to the Declaration of Condominium recorded October 18, 2006 as document number 062911006, as amended from time to time, together with their undivided percentage interest in the common elements.

Parcel 2:

Non-exclusive easements for the benefit of Parcel 1 as created by Easement Agreement, recorded October 18, 2006 as document number 062911005, over the burdened land described therein, for ingress and egress for persons, material and equipment to the extent necessary to permit the maintenance and repair of the land therein referred to as the "Condo Garage." (Said burdened land commonly referred to in said Agreement as the "Townhome Parcel" and "Townhome Improvements.")

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY SECTION 35 ILCS 200/31-47

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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 another 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: 12 | 28 | 2016

SIGNATURE: Margot Sadler
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

Subscribed and sworn to before me, Name of Notary Public: Laura J. Vertucci, Paralegal

By the said (Name of Grantor): Gay H. Roberts

On this date of: 12 | 28 | 2016

NOTARY SIGNATURE: Laura J. Vertucci

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) 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: 12 | 28 | 2016

SIGNATURE: Margot Sadler
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

Subscribed and sworn to before me, Name of Notary Public: Laura J. Vertucci, Paralegal

By the said (Name of Grantee): Gay H. Roberts

On this date of: 12 | 28 | 2016

NOTARY SIGNATURE: Laura J. Vertucci

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE

Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, 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 provisions of **SECTION 4** of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**)