

UNOFFICIAL COPY

PREPARED BY:
JOEL D. HALPER
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Chicago, IL 60603



Doc# 1704619009 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/15/2017 09:38 AM PG: 1 OF 2

MAIL TAX BILL TO:
WILLIAM FRANK PARKER
1300 W. Altgeld St., a/k/a 1267 W. Wrightwood Ave., Unit 117,
Chicago, IL 60614

MAIL RECORDED INSTRUMENT TO:
JOEL D. HALPER
10 S. LaSalle St., Suite 3500
Chicago, IL 60603

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, WILLIAM FRANK PARKER, divorced and not since remarried, of 1300 West Altgeld Street, Unit 117, Chicago, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer Instrument stating as follows:

That I am the sole owner of residential real estate ("Property") under a duly recorded Warranty Deed dated September 27, 1994, and recorded September 29, 1994, as document number 94844029, in the County of Cook, State of Illinois. The Property is legally described as:

UNIT 117, P17 AND G12 IN ALTGELD COURT CONDOMINIUM, AS DELINEATED ON THE SURVEY OF CERTAIN LOTS OR PARTS THEREOF LOCATED IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AUGUST 30, 1991 AS DOCUMENT 91449106, IN COOK COUNTY, ILLINOIS, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID DECLARATION, IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 14-29-315-097-1017, 14-29-315-097-1067 & 14-29-315-097-1056

Property Address: 1300 W. Altgeld St., a/k/a 1267 W. Wrightwood Ave. Unit 117, Chicago, IL 60614

That under 755 ILCS 27/1 et seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the Property listed above to the then acting trustee of the WILLIAM FRANK PARKER DECLARATION OF TRUST dated June 13, 2012, as amended.

Signed this the 14th day of February, 2017.



WILLIAM FRANK PARKER

CCRD REVIEWER



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WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as his Transfer on Death Instrument in our presence on the date it bears. 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 thereto, believing to the best of our knowledge that the Owner executed the transfer on death instrument as his own free and voluntary act. We certify that we believe the Owner to be of sound mind and memory at the time of signing.

Witnesses:

Addresses:

[Signature]

[Signature]

1732E Wildberry Ct

Glenview, IL 60025

63 LaFlin

Chicago, IL 60607

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 WILLIAM FRANK PARKER, and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a Driver's License or State of Illinois picture identification document 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 notarial seal this 14th day of FEBRUARY, 2017.

[Signature]

Notary Public

My commission expires: _____



Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

2-14-2017

Date

[Signature]

Representative