



TRANSFER ON DEATH INSTRUMENT

Doc# 1729355178 Fee \$40.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 10/20/2017 01:57 PM PG: 1 OF 2

(The space above for Recorder's use only)

THIS TRANSFER ON DEATH INSTRUMENT made this 7th day of October, 2017, by So Mai Chan, surviving joint tenant, of the **City of Chicago**, County of Cook and State of Illinois, (herein "Owner/Owners") being the Owner of a **100% interest** in fee simple of the following described real estate situated in Cook County, Illinois, commonly known as 5930 North Fairfield, Chicago Illinois 60659 legally described as:

LOT THIRTY THREE (33) IN BLOCK EIGHT (8) IN W.F. KAISER AND COMPANY'S ARCADIA TERRACE BEING SUBDIVISION OF THE NORTH HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) (EXCEPT THE WEST THIRTY THREE (33) FEET) AND THE SOUTH EAST QUARTER (1/4) OF THE SOUTH EAST QUARTER (1/4) OF SECTION ONE (1), TOWNSHIP FORTY (40) NORTH RANGE THIRTEEN (13), EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-01-400-028-0000

Address of Real Estate: 5930 North Fairfield Avenue, Chicago Illinois 60659

The Owner, having attained the age of eighteen years and being of sound mind and memory, hereby convey and transfer, effective only upon the death of the last Owner to die, pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et seq., the above described residential real estate, equally to:

- Zhen Wan Chen; or his issue per stirpes, 1270 E Wilson Batavia, Illinois 60510
- Albert Chan; or his issue per stirpes, 398 Lynn Court Des Plaines, Illinois 60016
- Adam Chan; or his issue per stirpes, 908 W 37th Place Chicago, Illinois 60609

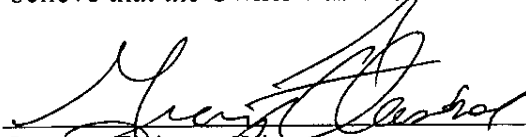
IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

So Mai Chan 蘇美陳
So Mai Chan

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UNOFFICIAL COPY

We, the undersigned witnesses, hereby certify that this Transfer on Death Instrument was, on the date stated above, signed and declared by the Owner in our presence as her Transfer on Death Instrument, and that it was executed by her as her free and voluntary act, and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, and that we believe that the Owner was of sound mind and memory at the time the instrument was signed.



Gregory Fleisner, Witness



Carole Pankau, Witness

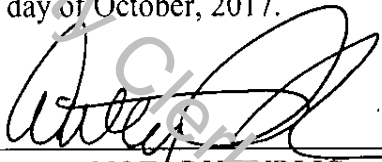
Property of Cook County Office

STATE OF ILLINOIS)

JS

COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT So Mai Chan, Owner, and Gregory Fleisner, and Carole Pankau 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 7th day of October, 2017.



NOTARY PUBLIC

This instrument was prepared by:
Pankau Law P.C.
John Pankau, Attorney at Law
105 E. Irving Park Rd.
Itasca, IL 60143

