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TRANSFER ON DEATH INSTRUMENT (TODI)

This Document Prepared By & After Recording Mail to:

Jeffrey M. Weston
Attorney at Law
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Northbrook, Illinois 60062



Doc# 1734029096 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/06/2017 03:46 PM PG: 1 OF 3

Property Owner Information:

Mera Claire Choe-Maher
195 N. Harbor Drive - Unit 1603
Chicago, IL 60601

Beneficiary:

Jonathan Arthur Maher
5703 W. Leland Ave.
Chicago, IL 60630

TRANSFER ON DEATH INSTRUMENT (TODI)

PURSUANT TO SECTION 735 ILCS 27/1 ET. SEQ.
ILLINOIS RESIDENTIAL REAL PROPERTY TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT (hereinafter referred to as a "TODI"), is executed by **Mera Claire Choe-Maher** ("Owner") who resides at 195 N. Harbor Drive - Unit 1603, Chicago, IL 60601, County of Cook, State of Illinois and does hereby make, declare and publish this TODI.

The above referenced property Owner is the sole owner of residential real estate under a duly recorded deed recorded September 11, 2017 as Document Number 1725446006 in Office of the Recorder of Deeds in Cook County, Illinois described as follows:

Legal Description:

THE EAST ½ (EXCEPT THE EAST 32.5 FEET THEREOF) OF LOT 33 IN KOESTER AND ZANDER'S ADDITION TO WEST IRVING PARK, A SUBDIVISION OF THE SOUTH ½ OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MCM

Rox

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PIN: 13-20-217-043-0000;

Common Address: 5816 W. Warwick Ave., Chicago, IL 60634.

Exempt Transfer: This Transfer is Exempt under provisions of 35 ILCS 200/31-45,
Paragraph E. of the Illinois Real Estate Transfer Tax Act.

Mera Claire Choe-Maher ("Owner") , being of sound mind and memory and under no undue influence, and waiving and releasing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, does hereby convey and transfer, effective on the death of the Owner, the above described residential real estate to **Jonathan Arthur Maher**, currently residing at 5703 W. Leland Ave., Chicago, IL 60630.

Dated this 6th day of December, 2017




Mera Claire Choe-Maher

WITNESS DECLARATION

We, the undersigned witnesses, do hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request and in her 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.

WITNESS 1



Signature

JACQUELYN BIRNBAUM

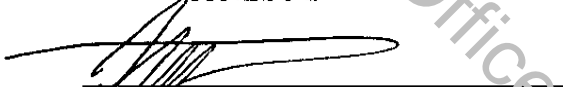
Printed Name of Witness

180 N. LaSalle St 37th Fl

Chicago IL 60601

Address of Witness 1

WITNESS 2



Signature

Terley M. Weston

Printed Name of Witness

180 N. LaSalle St. #3710

Chicago IL 60601

Address of Witness 2

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NOTARY VERIFICATION

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 **Mera Claire Choe-Maher, Owner, and the aforesaid two witnesses,** 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 foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my name and notarial seal this 6TH day of December, 2017.

Joanne G Spellman

 Notary Public

NOTARY SEAL HERE

My commission expires: 04-17-2018



NAME AND ADDRESS OF PREPARER:

Jeffrey M. Weston
 Attorney at Law
 900 Skokie Blvd., Suite 135
 Northbrook, IL 60062