

UNOFFICIAL COPY



1809306228

Doc# 1809306228 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/03/2018 03:14 PM PG: 1 OF 3

REVOCABLE TRANSFER ON DEATH INSTRUMENT

Otte

This Space is for Recorder's Office use only

Mail to:

Otte and Czajkowska LLC
5339 North Milwaukee Avenue
Chicago, Illinois 60630

Name & Address of Taxpayer/Grantee:

MICHAEL F. MCCARTHY
2035 South Indiana Avenue, Unit 306
Chicago, Illinois 60616

THIS TRANSFER ON DEATH INSTRUMENT is a transfer on death instrument pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1 et. seq. made this 5th of December, 2017, by MICHAEL F. MCCARTHY, of the City of Chicago, County of Cook and State of Illinois, being the sole Owner of the following legally described residential real estate located in Cook County, Illinois:

UNITS 306 AND P-3 IN LAKESIDE LOFTS CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PROPERTY: THAT PART OF LOT 10 (EXCEPT THE NORTH 10 FEET THEREOF) AND LOTS 11, 14, 15 AND 16 IN BLOCK 4 IN GEORGE SMITH'S ADDITION TO CHICAGO IN THE SOUTHWEST FRACTIONAL ¼ OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 1714215059, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 17-22-314-037-1018 AND 17-22-314-037-1051

Property Address: 2035 South Indiana Avenue, Unit 306, P-3, Chicago, Illinois 60616

MICHAEL F. MCCARTHY, being of sound mind and memory, hereby revokes all prior transfer on death instruments for the above described residential real estate, and conveys and transfers effective on the death of Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real estate to the following Designated Beneficiary:

MICHAEL GERHARDSTEIN, if then living, otherwise to KATHY GERHARDSTEIN, if then living, otherwise to MICHAEL GERHARDSTEIN's descendants, per stirpes.

IN WITNESS WHEREOF, the said Owner has executed this Transfer on Death Instrument on date first written above.

Signature of Owner:

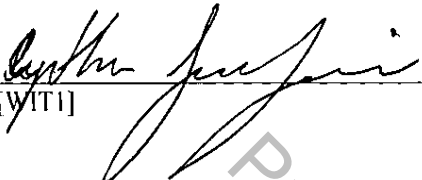

MICHAEL F. MCCARTHY


JA

UNOFFICIAL COPY

STATE OF ILLINOIS }
County of Cook } SS

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as his or her Transfer on Death Instrument in our presence and that we, at his or her request and in his or 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 executed the Transfer on Death Instrument as his or her free and voluntary act, and that at the time of the execution we believed the Owner to be of sound mind and memory and under no undue influence.

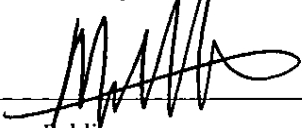

[WIT1]


[WIT2]

STATE OF ILLINOIS }
County of Cook } SS

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT MICHAEL F. MCCARTHY is personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me and the above named witnesses this day in person, and acknowledged that he or she signed, sealed and delivered said instrument as his or her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal, this 5TH day of December, 2017

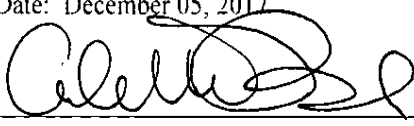

Notary Public
(Seal)



My commission expires on 3-8, 2020

Name & Address of Preparer:
Michael A. Otte
Otte & Czajkowska LLC
5339 North Milwaukee Avenue
Chicago, Illinois 60630

EXEMPT under provisions under provisions of Paragraph e Section 31-45, Property Tax Code.

Date: December 05, 2017

Buyer / Seller / Representative

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The grantor or his/her agent affirms that, to the best of his/her knowledge, the name of the grantee shown on the deed or assignment of beneficial interest 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: December 05, 2017

Signature: Michael P. McAtty
Grantor or Agent

Subscribed and sworn to before me
on December 05, 2017.

Notary Public [Signature]



The grantee or his/her agent affirms and verifies that the name of the grantee shown on the deed or assignment of beneficial interest 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 and hold title to real estate under the laws of the State of Illinois.

Dated: December 05, 2017

Signature: Michael P. McAtty
Grantee or Agent

Subscribed and sworn to before me
on December 05, 2017.

Notary Public [Signature]



NOTE: 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 the provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)