

# UNOFFICIAL COPY

PREPARED BY:  
Matthew Brady  
Attorney at Law  
5576 N. Elston Ave.  
Chicago, IL 60630



\*1819149175\*

Doc# 1819149175 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/10/2018 01:12 PM PG: 1 OF 3

MAIL TO:  
Matthew Brady  
Attorney at Law  
5576 N. Elston Ave.  
Chicago, IL 60630

SEND SUBSEQUENT TAX BILLS TO:  
Stanley M. Johnson  
2649 W. Rascher Ave. Unit 1E  
Chicago, IL 60625

## TRANSFER ON DEATH INSTRUMENT

(Pursuant to the Illinois Residential Real Property  
Transfer on Death Instrument Act, 755 ILCS 27/1 et seq.)

THE GRANTOR / OWNER, Stanley M. Johnson, a single man, of 2649 W. Rascher Ave. Unit 1E Chicago, IL 60625, being over 18 years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind, and otherwise having the capacity to do so, hereby revokes all prior Transfer on Death Instruments for the realty described below and makes this Transfer on Death Instrument on this 10th day of July 2018 so that, upon the death of GRANTOR / OWNER, Stanley M. Johnson, all right, title, and interest in the real estate described below, located in Cook County Illinois, shall pass to the following Designated Beneficiary:

Walter L. Ligas, my friend  
6777 N. Ionia Ave  
Skokie, IL 60646

If Walter Ligas does not survive GRANTOR/OWNER Stanley M. Johnson, then upon the death of GRANTOR/OWNER, Stanley M. Johnson, all right, title, and interest in the real estate described below, located in Cook County Illinois, shall pass to the following Designated Beneficiary:

Patricia J. Ligas, my friend  
6777 N. Ionia Ave.  
Skokie, IL 60646

UNIT 1-E AS DELINEATED ON SURVEY OF LOT 924, (EXCEPT THE EAST 10 FEET THEREOF) AND ALL OF LOT 925 IN WILLIAM H. BRITIGAN'S BUDLONG WOODS GOLF CLUB ADDITION NO. 3, A SUBDIVISION OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST NO. 13094 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS NO. 22464639 TOGETHER WITH AN UNDIVIDED 25 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

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Common Address: 2649 W. Rascher Ave.  
Unit 1E  
Chicago, IL 60625

PIN no. 13-12-214-049-1001

THE GRANTOR / OWNER hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Dated this 10th day of July 2018

Stanley M. Johnson (Seal)  
Stanley M. Johnson

On the date last above written, we saw the GRANTOR / OWNER, Stanley M. Johnson, an unmarried man, sign in our presence and hearing the foregoing instrument at its end. He then declared it to be his Transfer on Death Instrument pertaining to the residential realty located at 2649 W. Rascher Ave. Unit 1E Chicago, IL 60625, legally described above, and requested us to act as witnesses to it. We then, in his presence and hearing, in the presence and hearing of each other, and in the presence and hearing of the undersigned notary, signed our names as attesting witnesses, believing the GRANTOR / OWNER, Stanley M. Johnson, at all times herein mentioned, to be over eighteen years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind. In addition, each witness states that he or she is over eighteen years of age and mentally competent.

Elisabeth Rantz  
ELISABETH RANTZ

Residing at:

6830 PONDAGIAC AVE.  
CHICAGO, IL 60646

Maura Connor  
MAURA CONNOR

Residing at:

9457 Bay Colony Dr.  
DES PLAINES, IL 60016

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Law

Stanley M. Johnson  
Stanley M. Johnson, or Agent

Dated: JULY 10, 2018

State of Illinois )  
County of Cook )

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### AFFIDAVIT

Stanley M. Johnson, ELISABETH BENTZ and MAUREN COLLERS, the GRANTOR / OWNER and the witnesses, respectively, whose names are signed to the foregoing Transfer on Death Instrument, being first duly sworn, do hereby declare to the undersigned authority that Stanley M. Johnson signed and executed the foregoing instrument as his Transfer on Death Instrument pertaining to the residential realty located at 2649 W. Rascher Ave. Unit 1E Chicago, IL 60625, and that he signed willingly and that he executed it as his free and voluntary act for the uses and purposes therein expressed; and that each witness states that he or she signed the foregoing Transfer on Death Instrument as witnesses in the presence and hearing of the GRANTOR / OWNER, in the presence and hearing of each other, and in the presence and hearing of the undersigned notary, and that to the best of his or her knowledge the GRANTOR / OWNER is over eighteen years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind. In addition, each witness states that he or she is over eighteen years of age and mentally competent.

Stanley M. Johnson  
Stanley M. Johnson  
GRANTOR / OWNER

Elisabeth Bentz  
Witness

Mauren Collers  
Witness

Subscribed, sworn and acknowledged before me by Stanley M. Johnson, GRANTOR / OWNER, and by ELISABETH BENTZ, and MAUREN COLLERS, witnesses, this 10th day of July 2018.

Matthew M. Brady  
Notary Public

My commission expires JUNE 8, 2019

