

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

### OWNERS NAME AND ADDRESS AND TAXES TO:

Yvonne Richards  
1133 East 83<sup>rd</sup> Street  
Unit 184  
Chicago, IL 60619



Doc# 1825722048 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 09/14/2018 03:41 PM PG: 1 OF 3

### BENEFICIARY'S NAME & ADDRESS

Jason Richards  
450 Melrose #523  
Chicago, IL 60657

THE TRANSFER ON DEATH INSTRUMENT made this 14<sup>th</sup> day of September, A.D. 2018, by Yvonne Richards, of the City of Chicago, County of Cook and State of Illinois, (herein "Owner") being the sole Owner of the following legally described residential real estate located in Cook, County, Illinois.

Legal Description - See Exhibit A Attached hereto and made a part hereof

### Property Address:

1133 East 83<sup>rd</sup> Street  
Unit 184  
Chicago, Illinois 60619

### Parcel Identification Number:

20-35-321-066-0000

The Owner(s) being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s) and transfer(s), effective on the death of the Owner last to die, the above described residential real estate to:

**JASON RICHARDS**

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

Yvonne Richards (Seal)  
Yvonne Richards

STATE OF ILLINOIS )  
                                  ) SS  
COUNTY OF COOK    )

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 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 best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.

Anita M. Goodloe      Anita M. Goodloe  
Witness Printed Name      Witness Signature

8500 S. Bennett Ave, Apt 1  
Address  
Chicago, IL 60617  
City, State and Zip Code

JOHN K. KENNEDY      [Signature]  
Witness Printed Name      Witness Signature

1969 W. WINONA #3  
Address  
CHGO, IL 60640  
City, State and Zip Code

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF COOK        )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner and witnesses personally known to me to be the same person(s) whose name(s) 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 17 day of ~~August~~ September, A.D. 2018.

Debra Martin  
Notary Public

My commission expires on 3/4/2019

EXEMPT UNDER PROVISIONS OF 35 ILCS  
200/31-45 (e) ILLINOIS REAL ESTATE  
TRANSFER TAX LAW

9/14/18 Yvonne [Signature]  
Date Buyer, Seller or Representative

PREPARED BY and RETURN TO:  
Michelle Montgomery  
James D. Montgomery & Associates  
One North LaSalle, Suite 2450  
Chicago, IL 60602

Notary of Cook County Clerk's Office

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## EXHIBIT A

LEGAL DESCRIPTION for the property commonly known as 1133 East 83<sup>rd</sup> Street, Unit 184, Chicago, Illinois:

PARCEL ONE: THE NORTH 39.96 FEET OF THE SOUTH 78.92 FEET OF LOT 18 IN WASHINGTON TERRACE TOWNHOMES, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3, 1990 AS DOCUMENT 90482369 IN COOK COUNTY, ILLINOIS.

PARCEL TWO: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL ONE, AS SET FORTH IN DECLARATION FOR WASHINGTON TERRACE, NOW KNOWN AS HERITAGE PLACE, RECORDED AS DOCUMENT 91-107744, RESTATED AS DOCUMENT 97-569129, AS AMENDED.

Parcel Identification Number: 20-35-321-066-0000

Property of Cook County Clerk's Office