

UNOFFICIAL COPY

Mail Recorded Instrument To:

Waltz, Palmer & Dawson, LLC
3701 Algonquin Road, Suite 300
Rolling Meadows, IL 60008



Doc# 1911655095 Fee \$40.00

IRHSP FEE:\$9.00 RPRF FEE: \$1.00

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2019 02:21 PM PG: 1 OF 2

Mail Tax Bill To:

Mark J. Piotrowski
545 N. Dearborn St., #3403
Chicago, IL 60654

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

THIS TRANSFER ON DEATH INSTRUMENT, made this 17th day of April, 2019, by Mark J. Piotrowski, Owner, of City of Chicago, County of Cook, State of Illinois, being the sole Owner of the following described interest in residential real property ("Property") under a duly recorded Warranty Deed recorded August 31, 2004, as Document No. 0424433005, in the County of Cook, State of Illinois. The Property is legally described as follows:

Parcel 1:

Unit 3 in the 943 West Montana Condominiums, as delineated on the survey of the following described real estate:

Lot 43 in the subdivision of the East 10 acres of out lot 19 in the Canal Trustees' Subdivision of the East ½ of Section 29, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois.

Which survey is attached as Exhibit "A" to the Declaration of Condominium recorded as Document Number 0020011482 together with an undivided percentage interest in the common elements.

Parcel 2:

The exclusive right to the use of Parking Space P-1, a limited common element as delineated on a survey attached to the Declaration aforesaid recorded as Document Number 0020011482.

Property Address: 943 W. Montana, #3, Chicago, IL 60614

PIN: 14-29-427-070-1004


That under 755 ILCS 27/1 et. Seq, the owner of a property may transfer residential real estate by a transfer on death instrument, as such, this transfer does not become effective until and at the time of my death.

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I, the Owner, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer, effective upon my death, the above described real estate to:


The then-acting Trustee of the Mark J. Piotrowski Revocable Living Trust dated April 17, 2019, to be administered according to the trust and any amendments made prior to my death.


Signed and agreed on this 17th day of April, 2019, by the following:


Mark J. Piotrowski, Owner

Witnesses:

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as his Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed the transfer on death instrument as his own free and voluntary act. We certify that we believe the Owner to be of sound mind and memory at the time of signing.

Witness Signature: 
Name: Dawn J. Beaver
Address: 3701 Algonquin Road, Suite 300, Rolling Meadows, Illinois

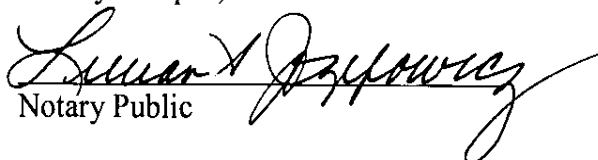
Witness Signature: 
Name: MONICA GARGIOLA BARBA
Address: 3701 Algonquin Road, Suite 300, Rolling Meadows, Illinois

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Mark J. Piotrowski, and the above mentioned witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a State of Illinois Driver's License with picture identification, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 17th day of April, 2019.




Notary Public

This instrument was prepared by: Waltz, Palmer & Dawson, LLC, 3701 Algonquin Road, Suite 300, Rolling Meadows, IL 60008, without examination of title based on information provided by Owners.