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PREPARED BY:

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Doc# 1926916000 Fee \$93.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 09/26/2019 09:45 AM PG: 1 OF 2

MAIL TAX BILL TO:

Carole Diaz
1020 North Harlem Avenue, Unit 2B
River Forest, IL 60305

MAIL RECORDED

INSTRUMENT TO:

Allan T. Young, Esq.
Fox, O'Neill & Shannon, S.C.
622 N. Water Street, Suite 500
Milwaukee, WI 53202

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, CAROLE DIAZ ("Owner"), of 1020 North Harlem Avenue, Unit 2B, River Forest, Cook County, Illinois, a married woman whose husband, ELIER A. DIAZ, executed a Waiver of Homestead with respect to the below described residential real estate on April 1, 2019, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of a 2% tenant in common interest in residential real estate (a condominium) under a duly recorded Trustee's Deed dated March 22, 2019 and recorded on April 5, 2019 as Document Number 1909516047 in the County of Cook, State of Illinois. The residential real estate is legally described as:

PARCEL 1:

UNIT NUMBER "B"-2, IN LANDERS HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: ALL OF LOT 10 AND THE NORTH 1/2 OF LOT 11, TOGETHER WITH ALL OF THE VACATED ALLEY LYING WEST OF AND ADJOINING LOT 10 AND THE NORTH 1/2 OF LOT 11, ALL IN BLOCK 8 IN THE SUBDIVISION OF BLOCKS 1, 8, 9, 10, 11, 14, 15 AND 16 IN BOUGES ADDITION TO OAK PARK, BEING A SUBDIVISION IN THE SOUTH EAST 1/4 OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 25646856, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE NOS. 37 AND 38, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 25646856.

Property Index Number: 15-01-406-032-1008
Property Address: 1020 North Harlem Avenue, Unit 2B, River Forest, IL 60305

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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 death of the Owner.

Upon my death, I convey and transfer my 2% tenant in common interest in the residential real estate described above to CHRISTOPHER DEAN MILLER and AMANDA MILLER, husband and wife, if both are then living, or to the survivor of them if one of them does not survive me.

Signed this the 9th day of September, 2019.

Carole Diaz
Carole Diaz

WITNESSES

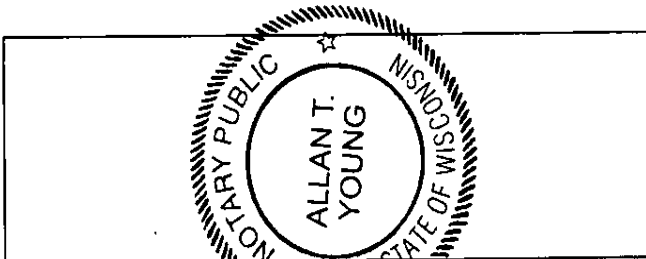
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as her Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses. We certify that we believe the Owner to be of sound mind and memory at the time of signing.

Witnesses	Addresses
<i>Luis J. Gomez</i>	residing at <i>622 N. Water St.</i>
	<i>Milwaukee, WI 53202</i>
<i>Karen K. Nung</i>	residing at <i>622 N. Water St.</i>
	<i>Milwaukee WI 53202</i>

STATE OF WISCONSIN)
) SS.
COUNTY OF MILWAUKEE)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that CAROLE DIAZ and the above named witnesses, each of whom is personally known to me to be the same persons whose names 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 9th day of September, 2019.



Allant Young
Notary Public

My commission is permanent.

Exempt under the provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.