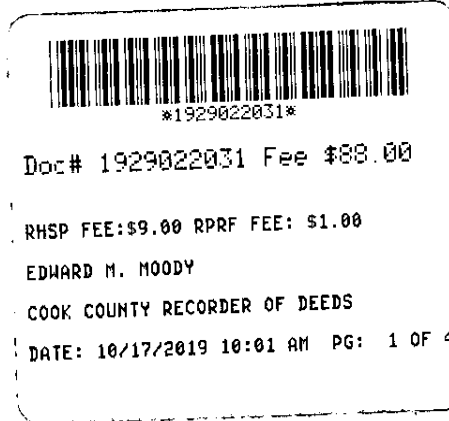


UNOFFICIAL COPY

TRANSFER ON DEATH DEED

KNOW ALL MEN BY THESE PRESENTS: That Grantor, MARY RUTH PEACOCK as Trustee of the Mary Ruth Peacock Trust dated April 16, 2001, of Chicago, Illinois, being of competent mind and capacity, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, **CONVEYS and TRANSFERS** to:



MARY RUTH PEACOCK, of Chicago, Illinois, the Grantee(s), and, upon her death, to the surviving Beneficiaries (if then living): CYNTHIA GARNET PEACOCK and CYNTHIA LATRICE WILLIAMS, not as tenants in common, but as Joint Tenants, with right of survivorship and, in the event that the aforementioned Beneficiaries do not survive the Grantor, then to RUAQUIN M. JOHNSON and RACHAEL M. JOHNSON, not as tenants in common, but as Joint Tenants, with right of survivorship, all interest in the following described Real Estate, to wit:

Legal Description: SEE ATTACHED LEGAL DESCRIPTION RIDER

P.I.N.: 17-34-102-051-1009

Commonly known as: 3115 S Michigan Ave, Unit #202, Chicago, IL 60616

In Witness Whereof. The said Grantor has hereunto set his/her hand and seal, this 27 day of August, 20 19.

Mary Ruth Peacock
MARY RUTH PEACOCK as Trustee of the
Mary Ruth Peacock Trust dated April 16, 2001, Grantor

WITNESS CERTIFICATION

WE, the undersigned Witnesses, do hereby certify that the above Transfer on Death instrument was on the date thereof signed and declared by the Owner(s) as their Transfer on Death instrument in our presence and that we, at their request and in their 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(s) were at the time of signing of sound mind and memory, and under no undue influence.

[Signature]
Witness
Print Name & Address:
Dorlene Harris
1205 W. 95th St
Chicago, IL 60643

[Signature]
Witness
Print Name & Address:
Grace Hynes
8133 S. Christiana
Chicago, IL 60652

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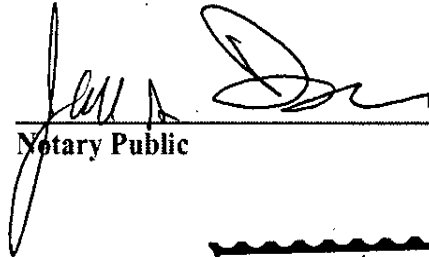
ACKNOWLEDGMENT

STATE OF ILLINOIS)
) SS:
COUNTY OF COOK)

Before me, the undersigned, a Notary Public in and for said County and State, this 27
day of August, 20 19, personally appeared MARY RUTH PEACOCK as Trustee of
the Mary Ruth Peacock Trust dated April 16, 2001 Grantor(s) and the Witnesses: Datanyeh Harris
and Grace Hynes and

acknowledged the execution of the foregoing instrument was a free and voluntary act.

Witness my hand and official seal.



Notary Public



EXEMPT UNDER PROVISIONS OF PAR. (E) 35 ILCS 200/35-45 PROPERTY TAX CODE

DATE: 8/27/19 SIGNED: JVH

MAIL TO & SEND TAX BILLS TO:

Mary Ruth Peacock
3115 S Michigan Ave, Unit #202
Chicago, IL 60616

This instrument prepared by: Law Office of James Kottaras, P.C., 150 N Michigan Ave, Chicago, IL 60601

UNOFFICIAL COPY

LEGAL DESCRIPTION RIDER

PARCEL 1: UNIT NO. 202 IN THE MICHIGAN INDIANA PLACE CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

THE LEASEHOLD ESTATE (SAID LEASEHOLD ESTATE BEING DEFINED IN PARAGRAPH 1(H) OF THE CONDITIONS AND STIPULATIONS OF THE POLICY), CREATED BY THE INSTRUMENT HEREIN REFERRED TO AS THE LEASE, EXECUTED BY: ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, AS LESSEE, DATED DECEMBER 7, 1999, WHICH LEASE WAS RECORDED FEBRUARY 29, 2000 AS DOCUMENT 00147967, AND ASSIGNMENT THERETO RECORDED _____ AS DOCUMENT NUMBER _____ WHICH LEASE DEMISES THE LAND (AS HEREINAFTER DESCRIBED) FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND:

CERTAIN PARTS OF OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14. EAST. OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0010205852, AS AMENDED FROM TIME TO TIME, ALL IN COOK COUNTY, ILLINOIS.

P.I.N.: 17-34-102-051-1009

Commonly known as: 3115 S Michigan Ave, Unit #202, Chicago, IL 60616

UNOFFICIAL COPY

STATEMENT BY GRANTOR AND GRANTEE

The Grantor or his agent affirms that, to the best of his knowledge, the name of the Grantee shown on the Deed of Assignment of Beneficial Interest in 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 August 27, 2019

Signature: Mary Ruth Peacock
Grantor or Agent

Subscribed and sworn to before me
By the said Mary Ruth Peacock
This 27 day of August, 2019.
Notary Public Jake A. Dillon

Mary Peacock as Trustee of the Mary Ruth Peacock Trust dated 1/16/01
JAKE A DILLON
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 17, 2021

The Grantee or his 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 title to real estate under the laws of the State of Illinois.

Date August 27, 2019

Signature: Mary Ruth Peacock
Grantee or Agent

Subscribed and sworn to before me
By the said Mary Ruth Peacock
This 27 day of August, 2019.
Notary Public Jake A. Dillon

Mary Ruth Peacock
JAKE A DILLON
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 17, 2021

Note: Any person who knowingly submits a false statement concerning the identity of 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 provisions of Section 4 of the Illinois Real Estate Transfer Tax Act.)