

UNOFFICIAL COPY

Doc#. 2007946086 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 03/19/2020 09:29 AM Pg: 1 of 3

Owner's Name and Address
and Taxes To:

Name SETH KELLEN HASENWINKEL
BOBBIE E. HASENWINKEL
Address 1835 W. OAKDALE AVE.
UNIT D, CHICAGO IL 60657

Beneficiary's Name and Address:
Name THE THEN ACTING TRUSTEE OF
HASENWINKEL LIVING TRUST
DATED FEBRUARY 24, 2020
Address 1835 W. OAKDALE AVE.,
UNIT D, CHICAGO IL 60657

TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT made this FEBRUARY 24, 2020, by SETH KELLEN HASENWINKEL and BOBBIE E. HASENWINKEL, HUSBAND AND WIFE, of the County of COOK, State of Illinois (herein "Owner/Owners"), being the sole Owner(s) of the following legally-described residential real estate located in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Property Identification Number: 14 30 072 173 1025
Property Address: 1835 W. OAKDALE AVE., UNIT D, CHICAGO IL 60657

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), effective on the death of the Owner last to die, the above-described real estate to:

THE THEN ACTING TRUSTEE OF HASENWINKEL LIVING TRUST DATED FEBRUARY 24, 2020.

IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set his/her/their hand(s) and seal(s) this FEBRUARY 24, 2020



SETH KELLEN HASENWINKEL, Owner



BOBBIE E. HASENWINKEL, Owner

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AFFIX TRANSFER TAX STAMP

OR

Exempt under provisions of 23 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

2/24/20 [Signature]
Date Buyer, Seller, or Representative

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) SETH KELLEN HASENWINKEL & BOBBIE E. HASENWINKEL as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/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) was/were at the time of signing of sound mind and memory, and under no undue influence.

Wendy M. Murrick, residing at Palatine IL
Witness Address

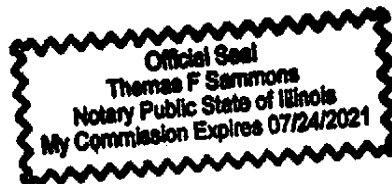
Kenneth Kazari, residing at Palatine IL
Witness Address

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that SETH KELLEN HASENWINKEL and BOBBIE E. HASENWINKEL Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on 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 FEBRUARY 24, 2020.

[Signature]
Notary Public

PREPARED BY AND RETURN TO:
Name TOM SAMMONS
Address 502 N PLUM GROVE
Address PALATINE IL 60067



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PARCEL 1:

UNIT 1835-D IN THE LANDMARK VILLAGE CONDOMINIUM, AS DELINEATED ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:
 LOTS 2, 3, 5, 6, 7 AND 20 IN LANDMARK VILLAGE UNIT ONE, BEING A RESUBDIVISION OF LOTS 96 THROUGH 105, INCLUSIVE, LOT 107 AND LOTS 154 THROUGH 164 INCLUSIVE IN WILLIAM DEERING'S DIVERSE AVENUE SUBDIVISION IN THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF VACATED WEST GEORGE STREET LYING SOUTH AND ADJACENT TO SAID LOTS 154 THROUGH 164 AND PART OF LOTS 1 AND 2 IN OWNERS PLAT OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 94667604, AS AMENDED FROM TIME TO TIME, AND AMENDED BY AMENDMENTS RECORDED SEPTEMBER 16, 1994 AS DOCUMENT 94812243 AND RECORDED ON NOVEMBER 16, 1994 AS DOCUMENT 94972758, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: PERPETUAL NON-EXCLUSIVE EASEMENT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS IN, TO, OVER AND ACROSS LOTS 21 AND 22 AS CREATED AND SET OUT IN THE PLAT OF RESUBDIVISION FOR LANDMARK VILLAGE, UNIT ONE RECORDED AS DOCUMENT 94658101.

Permanent Index Number: 14-30-222-173-1025

Property Address: 1835 W. Oakdale Ave. D, Chicago, IL 60657-4055