

UNOFFICIAL COPY

OWNER'S NAME, ADDRESS and SEND TAXES TO:

Raymond and Geraldine Karwoski
720 Creekside Dr., Unit 210B
Mount Prospect, Illinois 60056



2034622006

Doc# 2034622006 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/11/2020 10:18 AM PG: 1 OF 3

MAIL RECORDED DEED TO:

Raymond and Geraldine Karwoski
720 Creekside Dr., Unit 210B
Mount Prospect, Illinois 60056

TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT made this 9th day of Dec., 2020, by RAYMOND KARWOSKI and GERALDINE KARWOSKI, of the Village of Mount Prospect, County of Cook, State of Illinois, (herein "Owners") being the sole Owners of the following legally described real estate situated in Cook County, State of Illinois to wit:

SEE LEGAL DESCRIPTION ATTACHED.

Permanent Real Estate Index Number(s): 03-27-100-092-1070

Address of Real Estate: 720 Creekside Dr., Unit 210B, Mount Prospect, Illinois 60056

The Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, convey and transfer (effective on the death of the Owner last to die) the above-described residential real estate in undivided equal shares to the following Designated Beneficiaries as tenants in common at the time of death of the last Owner:

SHIRLEY BOUSTEAD, 2563 Haddow, Arlington Heights, Illinois 60004
LINDA RAMSEY, 2610 N. Brighton Pl., Arlington Heights, Illinois 60004

provided however if a Designated Beneficiary shall predecease the Owner, then the Designated Beneficiary's share shall be conveyed and transferred to the Designated Beneficiary's then living descendants per stirpes, or if none then to the remaining Designated Beneficiaries in equal shares, except if a Designated Beneficiary shall have predeceased the Owner, then to the Designated Beneficiary's living descendants per stirpes.

If any beneficiary is a minor, then the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, then to his or her nearest living adult kindred who is also a Designated Beneficiary hereunder.

Dated this 9th day of Dec., 2020

Raymond Karwoski
RAYMOND KARWOSKI

Geraldine Karwoski
GERALDINE KARWOSKI

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We, the undersigned witnesses, KATHERINE SCHULTZ and Karen Horner, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners 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 Owners were at the time of signing of sound mind and memory, and under no undue influence

Katherine Schultz
Witness

residing at 7246 W. Touhy Ave, Chicago, IL 60631

Karen Horner
Witness

residing at 7246 W. Touhy Ave Chicago IL 60631

STATE OF ILLINOIS

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) SS:

COUNTY OF COOK

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I, undersigned, a notary public in the aforesaid State and County, do hereby certify that RAYMOND KARWOSKI and GERLADINE KARWOSKI and witnesses, Katherine Schultz and Karen Horner, 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 acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 9th day of Dec, 2020



[Signature]
Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of
Paragraph e Section 4,
Real Estate Transfer Act
Date: 12-9-2020

Prepared by:
Joseph A. La Zara
7246 W. Touhy Ave.
Chicago, Illinois 60631

Signature: Raymond Karwoski

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PARCEL 1: UNIT 210 B AND THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P9B AND STORAGE SPACE S9B LIMITED COMMON ELEMENTS, IN CREEKSIDE AT OLD ORCHARD CONDOMINIUMS AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PART OF LOTS 1 AND 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 27 AND PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 28, BOTH IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 8, 1996 AS DOCUMENT NUMBER 96261584, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY THE AFORESAID DECLARATION RECORDED AS DOCUMENT NUMBER 96261584.

Permanent Index Number: 03-27-100-092-1070

Property Address: 720 CREEKSIDE DR UNIT # 210B, MOUNT PROSPECT, IL 60056

Property of Cook County Clerk's Office