



\*2035141152\*

**PREPARED BY AND  
MAIL RECORDED DEED TO:**

Ted A. Koester  
Lawrence Kamin, LLC  
300 S. Wacker Drive, Suite 500  
Chicago, Illinois 60606

Doc# 2035141152 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/16/2020 02:59 PM PG: 1 OF 2

**MAIL TAX BILL TO:**

Ioanna Floros  
400 W. Ontario Street  
Unit #1505  
Chicago, Illinois 60654

**TRANSFER ON DEATH INSTRUMENT  
Statutory (Illinois)**

I, Ioanna Floros, ("Owner"), an unmarried woman, of 400 W. Ontario Street, Unit #1505, Chicago, Illinois 60654, being of sound mind and disposing memory, do hereby execute, declare and publish this Transfer on Death Instrument stating as follows:

That I am the owner of residential real estate commonly known as 400 W. Ontario Street, Unit #1505 and P219, Chicago, Illinois 60654 (the "Property"), under a duly recorded Warranty Deed dated October 1, 2007 and recorded October 18, 2007, as document number 0729150069, in the County of Cook, State of Illinois, whereby I acquired title to the property. The residential real estate is legally described as:

Unit Numbers 1505 and P219 in 400 West Ontario Condominium, as delineated on the survey of certain lots in Section 9, Township 39 North, Range 14 East of the Third Principal Meridian, which survey is attached as exhibit "A" to the Declaration of Condominium Ownership recorded December 29, 1999 as document number 09202758, in Cook County, Illinois; together with an undivided percentage interest in the common elements appurtenants to said unit, as set forth in said Declaration.

**Property Index Number:** 17-09-127-036-1099 and 17-09-127-036-1105

**Property Address:** 400 W. Ontario Street, Unit #1505 and P219, Chicago, Illinois 60654

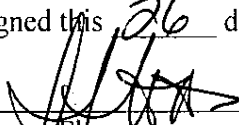
That under 755 ILCS 27/1 et seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of the death of the Owner. The Owner hereby waives and releases all rights under the homestead exemption laws of the State of Illinois.

Upon the death of the Owner, the Owner transfers the Property described herein, in its entirety, in shares of equal value to the two (2) individuals listed below, per stirpes, subject to all easements, rights-of-way, protective covenants and mineral reservations of record, if any. This instrument revokes any and all prior Transfer on Death Instruments made by the Owner for the Property described herein. If one of the named individuals pre-deceases the Owner and leaves no heirs, his or her share shall be distributed amongst the remaining individual. If none of the named individuals survives the Owner, the property described herein shall be distributed to the Executor of the Owner's Estate.

# UNOFFICIAL COPY

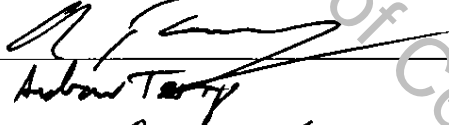
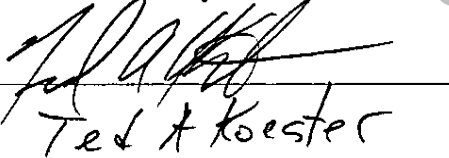
1. Christos Hountalas, currently of , currently of 125 S. Jefferson St., #1103, Chicago, Illinois 60661;
2. Sophia Hountalas, currently of 400 W. Ontario St., Unit 1505, Chicago, IL 60654;

Signed this 26 day of August, 2020

  
 \_\_\_\_\_  
 Ioanna Floros

### 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, Ioanna Floros, 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 believed the Owner to be of sound mind and memory at the time of signing.


| Witnesses   | Addresses  |
|---|--|
| <br>Andrew Terry | residing at <u>2251 Hawthorne Rd</u><br><u>Homewood, IL 60430</u>    |
| <br>Ted Koester | residing at <u>300 S. Wacker Dr. 500</u><br><u>Chicago, IL 60606</u> |

STATE OF ILLINOIS        )  
   )  
 COUNTY OF COOK         )        SS.

The undersigned, a notary public in and for the above county and state, certifies that Ioanna Floros, known to me to be the same person whose name is subscribed as principal to the foregoing Transfer of Death Instrument, appeared before me and the named witnesses in person and acknowledged signing and delivering the instrument as the free and voluntary act of the principal and named witnesses, for the uses and purposes therein set forth.

Dated: August 26 2020



  
 \_\_\_\_\_  
 Notary Public  
 My commission expires 9/30/2023

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

8/26/20  
 \_\_\_\_\_  
 Date

  
 \_\_\_\_\_  
 Signature of Grantor, Grantee or Representative