

# UNOFFICIAL COPY

**PREPARED BY:**

Phillip S. Tarallo  
Phillip S. Tarallo, P.C.  
200 W. Higgins Road, Suite 300  
Schaumburg, IL 60195

**MAIL TAX BILL TO:**

Frank and Dolores Chrzan  
740 Creekside Drive, #301  
Mount Prospect, IL 60056

**MAIL RECORDED DEED TO:**

Phillip S. Tarallo  
Phillip S. Tarallo, P.C.  
200 W. Higgins Road, Suite 300  
Schaumburg, IL 60195



Doc# 2101940014 Fee \$39.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/19/2021 10:09 AM PG: 1 OF 3

## Transfer on Death Instrument

Statutory (Illinois)

We, Frank L. Chrzan and Dolores E. Chrzan, ("Owner") of 740 Creekside Dr., #301, Mount Prospect, IL 60056, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the sole owners of residential real estate under a duly recorded Warranty Deed dated July 22, 2004 and recorded August 4, 2004, as document number 0421704095, in the County of Cook, State of Illinois. The residential real estate is legally described as:

**PARCEL 1:**

301D IN CREEKSIDE AT OLD ORCHARD CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND, PART OF LOTS 1 AND 2 IN OLD ORCHARD COUNTRY CLUB SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 27 AND PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 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 AS DOCUMENT NUMBER 96261584, AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN COMMON ELEMENTS IN COOK COUNTY, ILLINOIS.

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**PARCEL 2:**

EASEMENT FOR INGRESS AND EGRESS IN FAVOR OF PARCEL 1 CREATED BY DELCARATION RECORDED AS DOCUMENT 96261584, AS AMENDED FROM TIME TO TIME AND BY DEED RECORDED AS DOCUMENT 96261584.

**PARCEL 3:**

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P- AND STORAGE SPACE A- AS DELINEATED ON SURVEY ATTACHED TO DECLARATION RECORDED AD 96261584, AND AMENDED FROM TIME TO TIME.

Property Index Number: 03-27-100-092-1171

Property Address: 740 Creekside Dr., #301, Mount Prospect, IL 60056

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 survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

The Owners 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 Owners of the above-described residential real estate to:

FRANK L. CHRZAN AND DOLORES E. CHRZAN TRUSTEES, OR THEIR SUCCESSOR TRUSTEES OF THE FRANK L. CHRZAN AND DOLORES E. CHRZAN LIVING TRUST DATED NOVEMBER 11, 2020

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Signed this 11th day of November, 2020.

Frank L. Chrzan  
FRANK L. CHRZAN

Dolores E. Chrzan  
DOLORES E. CHRZAN

### WITNESSES

The witnesses shall attest in writing that on the date thereof the owners executed the Transfer On Death Instrument in their presence as his or her own free and voluntary act, and that at the time of the execution of the witnesses believed the owners to be of sound mind and memory. Immediately thereafter, at the Owners request and in the Owners' presence and in the presence of each other, we signed our names as witnesses.

Witnesses

Addresses

Walter D. DiBonn  
Walter D. DiBonn

residing at 1421 Oakwood Ave  
Des Plaines IL 60016

Ginny Mortensen  
GINNY MORTENSEN

residing at 1433 Oakwood Ave.  
DES PLAINES, IL 60016

STATE OF ILLINOIS     )  
  ) SS.  
COUNTY OF COOK     )

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that FRANK L. CHRZAN and DOLORES E. CHRZAN and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License to be the same person whose name is 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 11th day of November, 2020.

Phillip S. Tarallo  
Notary Public

