## **UNOFFICIAL COPY**

## ILLINOIS TRANSFER ON DEATH INSTRUMENT

Doc#. 2106320419 Fee: \$98.00

Karen A. Yarbrough Cook County Clerk

Date: 03/04/2021 02:44 PM Pg: 1 of 3

## NAME AND ADDRESS OF TAXPAYER:

Marcia Ann Dwyer

2434 W. Lunt Avenue, AG

Chicago, IL 60645

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On this date, February 10, 2021, Marcia Ann Dwyer (Single), residing at 2434 W. Lunt Avenue, A-G. Chicago, IL 60645 executes this transfer on death instrument. Marcia Ann Dwyer will transfer upon death the following residential real estate in its entirety:

Street Address: 2434 W. Lunt Avenue, A-G

City: Chicago County: Cook State: Illinois Zip Code: 60645

Property Identification Number ("PIN"): 10-36-214-011-1601

a. UNIT A IN PARK CREST CONDOMINIUM AS DELINEATED ON SURVEY OF LOTS 1 TO 4 AND LOT 5 (EXCEPT THE EAST 16 FEET THEREOF) IN TURNES ADDITION TO MARGARET MARY MANOR, BEING A SUBDIVISION OF THE SOUTH 330 FEET (MEASURED FROM THE CENTER OF LUNT AVENUE) OF THE SOUTH 5 ACRES OF THE EAST 24 RODS OF THE NORTH 80 RODS OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT STREETS) ALSO THE SOUTH 8 FEET OF THE VACATED ALLEY LYING NORTH OF AND ADJOINING SAID LOTS 1 TO 4 AND LOT 5 (EXCEPT THE EAST 16 FEET OF LOT 5 AFORESAID) WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY BANK OF RAVENSWOOD, AS TRUSTEE UNDER TRUST AGREEMENT DATED NOVEMBER 1, 1975 AND KNOWN AS TRUST NUMBER 1602 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEED OF COOK COUNTY, PLINOIS AS DOCUMENT 2378450, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to:

Beneficiary Name, Relationship to Owner	Beneficiary Address	Share (%)
Laura Elizabeth Young, Daughter	6131 S University, Chicago, IL 60637	33
Lana Jane Spencer, Daughter	911 Sheridan Drive, Wauconda, IL 60084	33
Joanna Marguerite Laske, Daughter	1109 Clover, South Bend, Indiana 46615	33

Upon my death, I transfer my interest in the above described property to the beneficiaries as designated above.

This instrument revokes any and all prior transfer on death instruments made by the above mentioned owner for the above mentioned residential real estate.

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## Before my death, I have the right to revoke this instrument. L COPY

This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Property of Cook County Clark's Office

Marcia Ann Dwyer

February 10, 2021

Dated

executed this instrument w	Illinois Transfer o	on Death Instrument i ee and voluntary act	in my presence on <u>February 10</u> . 2021 . This by the owner. At the time of the execution. I believe the	
WITNESS:		<b>-</b> 1	ADDRESS OF WITNESS:	
Signed:	William J.	Stevens	2434 W. LUNT AVENUE	
Printed:	WILMA T.	STEVENS	ATT- 1-A	
Dated:	2/10/21		CUT 400, 14 60645	
I, Date Marcia Ann Dwyer, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on February 10 . 2021 . This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound raind and memory.				
WITNESS:		Ćx.	ADDRESS OF WITNESS:	
Signed:	May 1	77 Cac 2	2426 W Level Ave # DI	
Printed:	Manay D	Mess	Elicajo IL LOCUTO	
Dated:	Feb 10	2031		
STATE OF		) ) SS. )	Colyp	
The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Marcia Ann Dwyer, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses where and voluntary set of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.				
or sound illin	id and memory for	the uses and purpose	es therein set forth.	
2 10 7 Dated	21	_	Notary Public	
My commiss	ion expires: 2	6/22	GREGORY LOUIS BERLOWITZ  OFFICIAL SEAL  Notary Public, State of Illinois  My Commission Expires  February 06, 2022	

This document was prepared by: Marcia Ann Dwyer 2434 W. Lunt Avenue, A-G Chicago, IL 60645 (773) 274-9219 marciadwyer24@aol.com