

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2107110156 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/12/2021 12:56 PM Pg: 1 of 2

This Transfer on Death Instrument made on February 25, 2021 by MICHAEL J. DONAGHUE, a single person, hereafter "Owner", of the City of Chicago, County of Cook, and State of Illinois, being the Owner, under a duly recorded deed which was recorded on November 19, 2013 as document number 1332335044 with the proper county agency in the County of Cook and the State of Illinois, of the residential real estate legally described below located in Cook County, Illinois.

PARCEL 1: UNIT NUMBER 316 AND PARKING SPACE GU-17 IN THE LINCOLN PARK COMMONS CONDOMINIUM, TOGETHER WITH IT'S PERCENTAGE INTEREST IN THE COMMON ELEMENTS, BEING PART OF OUTLOT 1 AND PART OF LOT 42 IN LINCOLN PARK CLUB SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 0315432142.

PARCEL 2: THE EXCLUSIVE RIGHT TO USE STORAGE SPACE S-11, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 0315432142.

PARCEL 3: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DOCUMENT RECORDED AS NUMBER 0020099097.

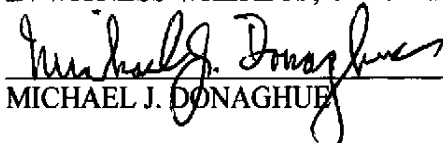
14-28-304-092-1016 and 14-28-304-092-1074

600 W. DRUMMOND PL., UNIT 316 AND G-17, CHICAGO, IL 60614

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers effective on the death of the Owner the above-described residential real estate to the following Beneficiary:

THE THEN-ACTING TRUSTEE OF THE MICHAEL DONAGHUE TRUST DATED 2-25-2021. IF THE LIVING TRUST IS NOT IN EXISTENCE ON THE EFFECTIVE DATE OF THE FOREGOING CONEYANCE AND TRANSFER, I INCORPORATE BY REFERENCE ITS TERMS AS THEY EXISTED ON THE DATE OF THIS TRANSFER ON DEATH INSTRUMENT, AND I GIVE THE ABOVE-REFERENCED RESIDENTIAL REAL ESTATE TO THE TRUSTEE DESIGNATED BY THOSE TERMS TO BE HELD, ADMINISTERED, AND DISTRIBUTED PURSUANT TO THOSE TERMS.

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.


MICHAEL J. DONAGHUE

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STATE OF ILLINOIS, COUNTY OF COOK ss.

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's 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 signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

[Signature]
(Signature of Witness)

345 Dominion Dr.

Wood Dale, IL 60191

[Signature]
(Signature of Witness)

1803 West Acres Rd

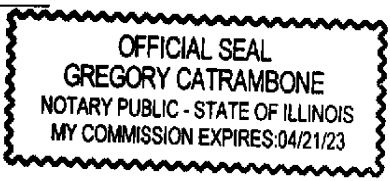
Joliet IL 60435

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner and Witnesses personally known to me to be the same persons whose names are 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 official seal, this 25th day of February, 2021.

[Signature]
(Notary Public)



Prepared by and Return to:
Gregory Catrambone
Law Office of Gregory Catrambone, P.C.
10555 W. Cermak Rd.
Westchester, IL 60154
708-562-1191

Owner's Name and Address and taxes to:
MICHAEL DONAGHUE
600 W. DRUMMOND PL., UNIT 316
CHICAGO, IL 60614