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2129415026

Doc# 2129415026 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/21/2021 01:10 PM PG: 1 OF 5

PREPARED BY:

Christopher M. Murray
Attorney at Law
5259 N. La Crosse Ave.
Chicago, IL 60630-1603

MAIL TO:

Christopher M. Murray
Attorney at Law
5259 N. La Crosse Ave.
Chicago, IL 60630-1603

SEND SUBSEQUENT TAX BILLS TO:

James B. Murray, Jr.
943 W. Ainslie, Unit 2b
Chicago, IL 60640

TRANSFER ON DEATH INSTRUMENT

(Pursuant to the Illinois Residential Real Property
Transfer on Death Instrument Act, 755 ILCS 27/1 et seq.)

THE GRANTOR / OWNER, James B. Murray, Jr., of 943 W. Ainslie, Unit 2b, Chicago, IL 60640, being over 18 years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind, and otherwise having the capacity to do so, hereby revokes all prior Transfer on Death Instruments pertaining to the realty described below and makes this Transfer on Death Instrument on this 08th day of September, 2021 so that, upon the death of GRANTOR / OWNER, James B. Murray, Jr., all right, title, and interest in the real estate described below, located in Cook County Illinois, shall pass to the following Designated Beneficiaries (per stirpes):

Mary C. Murray, my sister
6251 N. Leroy
Chicago, IL 60646

Christopher M. Murray, my brother
5259 N. La Crosse Ave.
Chicago, IL 60630

Common Address: 943 W. Ainslie, Unit 2b
Chicago, IL 60640

PIN: PIN 14-08-417-046-1004

SUBJECT TO: Covenants, conditions, and restrictions of record and building lines and easements, if any, provided they do not interfere with the current use and enjoyment of the Real Estate; general real estate taxes for the year 2020 and

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subsequent years.

THE GRANTOR / OWNER hereby releases and waives all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

If a Designated Beneficiary predeceases the GRANTOR / OWNER, or disclaims his or her share of the residential real estate within ninety (90) days of the date of the GRANTOR / OWNER'S death, then the share of the residential real estate that the Designated Beneficiary would have received shall be transferred to that Designated Beneficiary's then living descendants, if any, *per stirpes*, as provided below.

For purposes of this instrument, whenever a portion or all of the above-described residential real estate is directed to be conveyed and transferred to the then living descendants, *per stirpes*, of a Designated Beneficiary, such portion or all of the residential real estate shall be divided into as many equal shares as are necessary to create one share for each living child of such person and to create one share collectively for the then living descendants of each child of such person who is then deceased, leaving one or more descendants then living. Each share so created for a living child shall be conveyed and transferred to such child. Each share so created for the descendants of a deceased child shall be conveyed and transferred *per stirpes* to such descendants.

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his 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 beneficiary hereunder, or if none, then to the person's nearest living adult kindred as custodian for the minor under the Illinois Uniform Transfers to Minors Act until the age of 21.

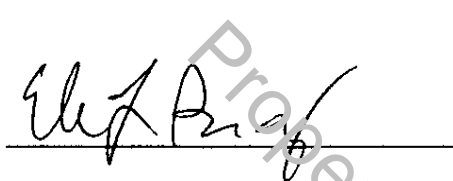
Dated this 28th day of September 2021

James B. Murray, Jr. (Seal)
James B. Murray, Jr.

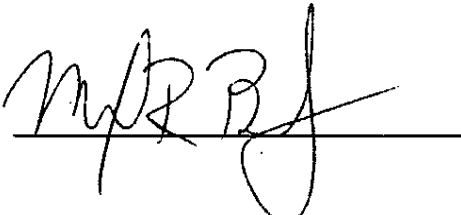
On the date last above written, we saw the GRANTOR / OWNER, James B. Murray, Jr., sign in our presence and hearing the foregoing instrument at its end. He then declared it to be his Transfer on Death Instrument pertaining to the residential realty located at 943 W. Ainslie, Unit 2b,

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Chicago, IL 60646, and requested us to act as witnesses to it. We then, in their presence and hearing, in the presence and hearing of each other, and in the presence and hearing of the undersigned notary, signed our names as attesting witnesses, believing the GRANTOR / OWNER, James B. Murray, Jr. at all times herein mentioned, to be over eighteen years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind. In addition, each witness states that he or she is over eighteen years of age and mentally competent.

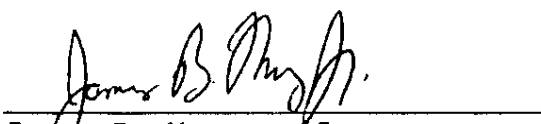


Residing at: Ellen L. Brady, 5265 N. LaCrosse
Chicago, IL 60630



Residing at: Michael R. Brady, 5265 N. LaCrosse
Chicago, IL 60630

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Law


James B. Murray, Jr.
Or Agent

Dated: Sept. 28, 2021

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State of Illinois) ss.
County of Cook)

AFFIDAVIT

James B. Murray, Jr., Ellen L. Brady, and Michael R. Brady, the GRANTOR / OWNER and the witnesses, respectively, whose names are signed to the foregoing Transfer on Death Instrument, being first duly sworn, do hereby declare to the undersigned authority that James B. Murray, Jr. signed and executed the foregoing instrument as his Transfer on Death Instrument pertaining to the residential realty located at 943 W. Ainslie, Unit 2b, Chicago, IL 60640, and that he signed willingly and that he executed it as his free and voluntary act for the uses and purposes therein expressed; and that each witness states that he or she signed the foregoing Transfer on Death Instrument as witnesses in the presence and hearing of the GRANTOR / OWNER, in the presence and hearing of each other, and in the presence and hearing of the undersigned notary, and that to the best of his or her knowledge the GRANTOR / OWNER is over eighteen years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind. In addition, each witness states that he or she is over eighteen years of age and mentally competent.

James B. Murray, Jr.
James B. Murray, Jr.
GRANTOR / OWNER

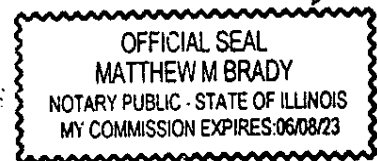
Ellen L. Brady
Witness

Michael R. Brady
Witness

Subscribed, sworn and acknowledged before me by James B. Murray, Jr., GRANTOR / OWNER, and by Ellen L. Brady and Michael R. Brady, witnesses, this 28th day of September 2021.

Matthew M. Brady
Notary Public

My commission expires:
JUNE 8, 2023



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EXHIBIT A

14-08-417-046-1004 (943 W. Ainslie, Unit 2b)

LEGAL DESCRIPTION:

PARCEL 1: UNIT 943-B AS DELINEATED ON SURVEY OF FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOT 4 IN CASTLEWOOD AND THE WEST FEET OF LOT 1 IN VON PLATTER'S RESUBDIVISION OF LOTS 5 TO 18 INCLUSIVE IN SAID CASTLEWOOD, A SUBDIVISION OF THAT PART OF LOT 4 IN FUSSEY AND FENNIMORE'S SUBDIVISION OF THE SOUTHEAST FRACTIONAL $\frac{1}{4}$ OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE CENTER LINE OF SHERIDAN ROAD AND NORTH OF THE NORTH LINE OF THE SOUTH 5.20 CHAINS OF SAID SECTION 8, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, TRUST NO. 76712 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22838580 TOGETHER WITH AN UNDIVIDED $\frac{16-2}{3}$ PERCENT INTEREST IN SAID PARCEL (EXCEPT FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, THE RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE AFOREMENTIONED DECLARATION.