

# UNOFFICIAL COPY

## Illinois Transfer on Death Instrument



Doc# 2132619016 Fee \$41.00

PHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/22/2021 10:32 AM PG: 1 OF 2

Above Space for Recorder's Use Only

### Owners' Names and Address:

Susan M. Pyne  
4231 North Ridgeway  
Chicago, IL 60618

### Beneficiary:

Living Trust

**THIS TRANSFER ON DEATH INSTRUMENT** made this 19 day of Nov, 2021, **Susan M. Pyne, married to Noel Torres**, of the City of Chicago, County of Cook, State of Illinois, being the sole owner (hereinafter "the Owner") of the following legally-described residential real estate located in Cook County, Illinois, which she owns:

UNIT NUMBER B3 IN THE KEDVALE COURT CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:  
LOT 4 IN BLOCK 37 IN IRVING PARK, A SUBDIVISION OF THE SOUTHEAST 1/4 OF SECTION 15, AND THE NORTH 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0628322073; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

**Commonly known as:** 3853 North Kedvale, Unit B3, Chicago, Illinois 60641  
**PIN:** 13-22-212-002-0000

**THE OWNER** being of competent mind and capacity, and waiving and releasing all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois, hereby convey(s) and transfer(s), effective on her death, the above-described real estate will vest, as follows:

The successor trustee of the Susan M. Pyne 2021 Revocable Trust dated September 25, 2021.

**IN WITNESS WHEREOF**, the Owner has hereunto set their hands and seals the day and year first above written.

*(The Owner's signatures follow on the next page)*

# UNOFFICIAL COPY

(Signature page to the Transfer on Death Instrument for 3853 North Kedvale, Unit B3, Chicago, Illinois 60641)

PLEASE  
PRINT OR  
TYPE NAMES  
BELOW  
SIGNATURE(S)

Susan M. Pyne (SEAL)  
Susan M. Pyne

WE, THE UNDERSIGNED WITNESSES, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner, as her Transfer on Death Instrument in our presence and that we, at her request, and in her presence, and the presence of each other, have signed our names as witnesses thereto, believing, to the best of our knowledge, that Owner was, at the time of signing, of sound mind and memory, and under no undue influence.

Witness [Signature], residing at: 13359 KENNEDY AVE.  
HIGHLAND PARK, IL 60031

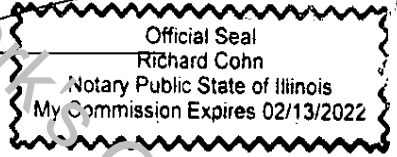
Witness [Signature], residing at: 1431 W Hood  
Chicago IL 60662

State of Illinois, County of Cook, I, the undersigned, a Notary Public In and for said County, in the State aforesaid, DO HEREBY CERTIFY that Susan M. Pyne, married to Noel Torres, the Owner, and the witnesses personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 19th day of Nov., 2021.

Commission expires Feb. 13, 2022

[Signature]  
NOTARY PUBLIC



This instrument was prepared by & after recording, please return to:

Richard Cohn, Attorney at Law, 105 W. Madison St., #401, Chicago, Illinois 60602