

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

### Owner's Name and Address and Taxes to:

Jay and Jane Kim  
528 Parkview Terrace  
Buffalo Grove, IL 60089



Doc# 2134422078 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/10/2021 04:11 PM PG: 1 OF 2

*Above Space for Recorder's Use Only*

## TRANSFER ON DEATH INSTRUMENT

**JAY KIM and JANE KIM**, husband and wife, ("Owners") of 528 Parkview Terrace, Buffalo Grove, County of Cook, State of 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 Owners of residential real estate under a duly recorded Trustee's Deed dated November 25, 2016 and recorded December 23, 2016 as document number 1635839028 in the County of Cook, State of Illinois, whereby we acquired title to the property as Tenants by the Entirety. The legal description of this residential real estate is:

UNIT 403 IN THE LAKE PARK PLAZA CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOTS 1 AND 2 IN BLOCK 2 IN THE EQUITABLE TRUST COMPANY'S SUBDIVISION OF LOTS 1 AND 2 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED AS DOCUMENT NUMBER 24769207, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

**Property Address:** 528 Parkview Terrace, Buffalo Grove, IL 60089

**PIN:** 03-08-201-038-1127

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.

That 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 and transfer, effective on the death of the survivor of the Owners, the above-described real estate to:

Eugene Kim, 1243 E. Baldwin Lane, #107, Palatine, IL 60074

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IN WITNESS WHEREOF, the said Owners have executed This Transfer On Death Instrument on this 26 day of November, 2021.

[Signature]  
JAY KIM

[Signature]  
JANE KIM

**WITNESSES**

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence.

[Signature]  
Witness

1108 ASTORIAN CT #312  
Address:

GREENVIEW, IL 60025

[Signature]  
Witness

1228 N. GREENVIEW AVE  
Address:

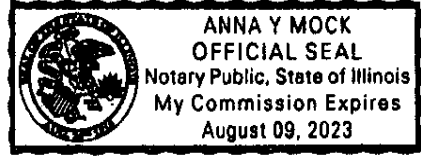
CHICAGO, IL 60642

STATE OF ILLINOIS }  
COUNTY OF COOK } SS.

I, Anna Y Mock, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT, the Owners and witnesses personally known to me or have proved based on satisfactory evidence to be the same person(s) whose name(s) is/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 notarial seal this November 26th, 2021

[Signature]  
Notary Public



EXEMPT UNDER PROVISIONS OF PARAGRAPH (E), Section 4, REAL ESTATE TRANSFER TAX ACT.

11/26/2021  
Date

[Signature]  
Representative

**Prepared By and Return To:** SOO YEON LEE  
**Mauck & Baker, L.L.C.**  
1 North LaSalle Street, Suite 600  
Chicago, IL 60602