

UNOFFICIAL COPY

ILLINOIS TRANSFER ON DEATH INSTRUMENT

Doc#: 2136133424 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/27/2021 02:08 PM Pg: 1 of 2

NAME AND ADDRESS OF TAXPAYER:

Zhuo Hua Chen
King Fong Ng
2307 S. Stewart Avenue, Unit E
Chicago, Illinois 60616

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Zhuo Hua Chen (married) and **King Fong Ng (married)**, residing at **2307 S. Stewart Avenue, Unit E, Chicago, Illinois 60616**, execute this transfer on death instrument. **Zhuo Hua Chen and King Fong Ng** own the property as **joint tenants with rights of survivorship**. The survivor of the two will transfer upon death the following residential real estate in its entirety:

Property Address: **2307 S. Stewart Avenue, Unit E, Chicago, Cook County, Illinois 60616**
Property Identification Number ("PIN"): **17-28-212-042-1001**

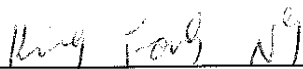
LEGAL DESCRIPTION:

PARCEL 1: UNIT NO. 2307-3E IN ORIENTAL TERRACES CONDOMINIUM NO. 2307-3 AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 36 IN ALLEN C. L. LEE'S SUBDIVISION BEING A RESUBDIVISION IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 39 NORTH RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM RECORDED 26TH DAY OF NOVEMBER, 1985, AS DOCUMENT NO. 85-298546 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS ESTABLISHED AND SET FORTH IN THE DECLARATION OF PARTY WALL RIGHTS, COVENANTS, RESTRICTIONS, ASSOCIATION RECORDED APRIL 10, 1985 AS DOCUMENT 27506504 AND AMENDED BY AMENDMENT RECORDED OCTOBER 23, 1985 AS DOCUMENT 85250027 FOR VEHICULAR AND PEDESTRIAN INGRESS AND EGRESS IN, OVER, UPON AND TO THE COMMON AREAS (AS DEFINED IN THE AFORESAID DECLARATION).

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to my son, **Simon Chen**, Indiana, *per stirpes*. 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.

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



King Fong Ng



Zhuo Hua Chen

Dated: 12/6/2021

Dated: 12/6/2021

UNOFFICIAL COPY

I attest that **Zhuo Hua Chen**, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence. 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 mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: *Kimberly Lung*

3651 W Cornelia #C

Printed: Kimberly Lung

Chicago IL 60618

Dated: 12/6/2021

I attest that **King Fong Ng**, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence. 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 mind and memory.

WITNESS:

ADDRESS OF WITNESS:

Signed: *Sofia Lee*

2141 S. Tan Ct.

Printed: Sofia Lee

Chicago, IL 60616

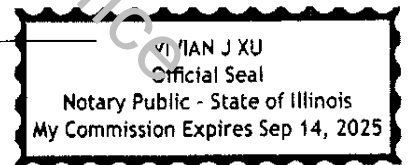
Dated: 12/6/2021

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT **Zhuo Hua Chen and King Fong Ng**, known to me to be the same persons whose names are subscribed as the owners of the residential real estate, appeared before me and the witnesses Kimberly Lung and Sofia Lee in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

Dec 6, 2021
Dated

[Signature]
Notary Public



My commission expires: Sep 14, 2025

This document was prepared by:
Center for Disability and Elder Law
205 W. Randolph, Suite 1610
Chicago, Illinois 60606
312.376.1880