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Doc#: 2136204093 Fee: \$51.00

Karen A. Yarbrough

Cook County Clerk

Date: 12/28/2021 08:37 AM Pg: 1 of 2

PREPARED BY:
Erickson Law Office, Ltd.
716 Lee Street
Des Plaines, IL 60016

MAIL TAX BILL TO:
Mr. Jeffrey L. Duncan
477 Graceland Avenue, Unit 1
Des Plaines, IL 60016

MAIL RECORDED DEED TO:
Mr. Jeffrey L. Duncan
477 Graceland Avenue, Unit 1
Des Plaines, IL 60016

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

I, JEFFREY L. DUNCAN, ("Owner") a single man and not since remarried, of Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument, stating as follows:

That I am the sole owner of residential real estate described herein under a duly recorded Warranty Deed dated April 21, 2003 and recorded on April 24, 2003 as Document Number 0311449040 in the County of Cook, State of Illinois. The residential real estate is legally described as follows:

PARCEL 1:

UNIT 1A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN GRACELAND TERRACE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 24264931, AS AMENDED FROM TIME TO TIME, IN THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

A PERPETUAL EXCLUSIVE EASEMENT FOR PARKING PURPOSES IN AND TO PARKING SPACE NUMBERS 1 AND 31, AS DEFINED AND SET FORTH IN AFORESAID DECLARATION AND SURVEY, ALL IN COOK COUNTY, ILLINOIS

Permanent Index Number (PIN): 09-17-402-173-1001

Address(es) of Real Estate: 477 Graceland, Unit 1A, Des Plaines, IL 60016

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 my death. This document shall not sever joint tenancy to the property and shall not prevent title to the property from passing by operation of law to any surviving joint tenant(s) (if applicable) at the time of my death.

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That upon my death, I hereby convey and transfer the real estate listed above to my children, JENNIFER L. DUNCAN and BAILEY R. DUNCAN, in equal shares.

All interest in the above described Real Estate situated shall be held individually and subject to general real estate taxes for the year of my death (and subsequent years); covenants; conditions; easements; and restrictions of record.

Signed this 7 day of Dec, 2021.

Jeffrey L. Duncan
JEFFREY L. DUNCAN

WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner(s) as his Transfer on Death Instrument in our presence on the date it bears and that we, at his request and in his presence and in the presence of each other, have signed our names as witnesses thereto, believing the Owner(s) to be of sound mind and memory at the time of signing.

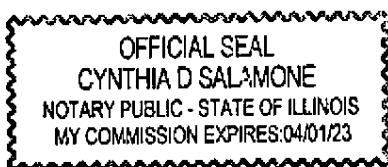
Rick J. Erickson Residing at 9 Redwood CT
Printed: RICK J ERICKSON Lake in the Hills IL
60156

Diana Kledzinski Residing at 115 N. Wille
Printed: Diana Kledzinski Mt. Prospect IL
60050

State of Illinois, County of Cook } ss

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that JEFFREY L. DUNCAN, and the above named witnesses, personally known to me to be the same persons whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth..

Given under my hand and official seal, this 7 day of December 2021.



Cynthia D. Salamone
NOTARY PUBLIC