



\*2203315041\*

Doc# 2203315041 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/02/2022 04:01 PM PG: 1 OF 3

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TRANSFER-ON-DEATH INSTRUMENT

LISA MADDOX also known as LISA KROSNICK of Chicago, IL being of competent mind and having the legal capacity to execute this document, as owner transfers on death all interest in the real estate as described in Exhibit A attached in equal shares to my children, JORDAN MADDOX of Chicago, Illinois per stirpes, MOLLY MADDOX of Chicago, Illinois per stirpes and JACK MADDOX of Buffalo Grove, Illinois per stirpes, as grantee beneficiaries as tenants in common.

THIS TRANSFER-ON-DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE OWNER. IT REVOKES ALL PRIOR BENEFICIAL DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN RESIDENTIAL REAL ESTATE. THE GRANTOR HAS THE RIGHT TO WITHDRAW OR RESCIND THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

IN WITNESS WHEREOF, I have signed this instrument consisting of three (3) pages (this page the following page, and Exhibit "A" included), on each of which I have placed either my signature or my initials this 28<sup>th</sup> day of January, 2022.

*Lisa M. Maddox AKA Lisa M. Krosnick*  
LISA MADDOX AKA LISA KROSNICK

I, RICHARD KROSNICK, waive my right to renounce this Transfer on Death Instrument as the surviving spouse of LISA KROSNICK pursuant to 755 ILCS 27/66.

*[Signature]*  
RICHARD KROSNICK

S Y  
P 3  
S Y-1  
SC Y  
INT ES

# UNOFFICIAL COPY

We certify that the above instrument consisting of three (3) pages was on the date thereof signed and declared by Lisa Maddox also known as Lisa Krosnick as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto on said date, believing her to be of sound and disposing mind and memory and to have acted freely and voluntarily at the time of signing.

Jean Labrak Residing at:

14131 La Grange Rd #903  
La Grange IL 60525

Andrea Wiest Residing at:

3179 W. Monroe St #1  
Chicago, IL 60612

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the grantor and the two witnesses are personally known to me to be the same persons whose names 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 official seal this 28 day of January, 2022.

Commission expires: Oct 15, 2025



[Signature]  
Notary Public

This instrument was prepared by:

Record, mail and Send  
Subsequent Tax Bills to:

Bryan D. Pitts  
Glick and Trostin, LLC  
208 South LaSalle Street  
Suite 1650  
Chicago, Illinois 60604

Lisa Krosnick  
4956 N. Western Ave., Unit 1S  
Chicago, IL 60625

# UNOFFICIAL COPY

## EXHIBIT A

### PARCEL 1:

UNIT 1S IN THE 4956 NORTHWESTERN CONDOMINIUMS, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

#### TRACT 1

LOT 14 IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWMANVILLE, A SUBDIVISION OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THAT PART TAKEN FOR WIDENING OF WESTERN AVENUE) IN COOK COUNTY, ILLINOIS.

#### TRACT 2

LOT 15 (EXCEPT THAT PART LYING EAST OF THE LINE 50 FEET WEST OF AND PARALLEL TO A LINE DRAWN FROM THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN) IN PETER BARTZEN'S SUBDIVISION OF LOT 22 IN BOWMANVILLE SUBDIVISION OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 12, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 26, 2018 AS DOCUMENT NUMBER 1811629032, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE P-3, A LIMITED COMMON ELEMENT, AS DEFINED AND SET FORTH IN THE SAID DECLARATION OF CONDOMINIUM, RECORDED APRIL 26, 2018 AS DOCUMENT NUMBER 1811629032.

"GRANTOR ALSO HEREBY GRANTS TO THE GRANTEE, ITS SUCCESSORS AND ASSIGNS, AS RIGHTS AND EASEMENTS APPURTENANT TO THE ABOVE DESCRIBED REAL ESTATE, RIGHTS AND EASEMENTS FOR THE BENEFIT OF SAID PROPERTY SET FORTH IN THE DECLARATION OF CONDOMINIUM, AFORESAID, AND GRANTOR RESERVES TO ITSELF, ITS SUCCESSORS AND ASSIGNS, THE RIGHTS AND EASEMENTS SET FORTH IN SAID DECLARATION FOR THE BENEFIT OF THE REMAINING PROPERTY DESCRIBED THEREIN.

THIS DEED IS SUBJECT TO ALL RIGHTS, EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS AND RESERVATIONS CONTAINED IN SAID DECLARATION THE SAME AS THOUGH THE PROVISIONS OF SAID DECLARATION WERE RECITED AND STIPULATED AT LENGTH HEREIN."

Permanent Real Estate Tax Number: 19-04-422-042-0000

Address of Real Estate: 4956 N. Western Ave., Unit 1S, Chicago, IL 60625