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Christopher J. Cummings
2024 Hickory Rd., Suite 205
Homewood, IL 60430



Doc# 2209747073 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/07/2022 02:59 PM PG: 1 OF 3

Mail tax bills to:
Gilbert Baker
2355 E 70th Pl Unit 46-H
Chicago IL 60649

TRANSFER ON DEATH INSTRUMENT

I, Gilbert Baker, of the City of Chicago, County of Cook, State of Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property described herein and hereby make, declare and publish this Transfer on Death Instrument as follows:

I am married to Alice Baker. I am the sole owner of residential real estate ("Property") under a duly recorded quitclaim deed dated November 20, 2021, and recorded as document number 2201428109 in Cook County Illinois, and legally described as:

See attached Exhibit A

Permanent Real Estate Index Nos: 20-24-430-011-1027 & 20-24-430-011-1042

Address of Real Estate: 2355 E 70th Place Unit 46-H, Chicago, IL 60649

Under 755 ILCS 27/1 *et seq.*, the owner of a property may transfer residential real estate by a transfer on death instrument, and as such, this transfer shall only become effective at the death of the above-named owner. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon my death, I hereby convey and transfer all of my interest in the Property described herein to the following, in equal shares, per stirpes:

my daughter, Diane Buckner 7147 S. Constance Ave, Chicago, IL 60649

my son, Mark Baker 1111 Tanglewood Dr., Leander, TX 78641

my daughter, Christine Kelly 8660 South 86th Avenue #310, Justice, IL 60458

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Signed on April 4, 2022

Gilbert Baker
Gilbert Baker

We attest that Gilbert Baker signed this transfer on death instrument in our presence on the date it bears as his free and voluntary act. Immediately thereafter, at his request and in his presence and in the presence of each other, we signed our names as witnesses. We further attest that we believed Gilbert Baker to be of sound mind and memory at the time of signing.

Witness
Kelly Scruggs

Residing At:
2024 Hickory - 205
Homewood IL 60430

Anna Janaszak
7050 W Lakeview Ter.
Frankfort IL 60423

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, DO HEREBY CERTIFY that Gilbert Baker, Kelly Scruggs and Anna Janaszak (witnesses), all 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 he signed, sealed and delivered this instrument as his free and voluntary act, for the uses and purposes set forth.

Given under my hand April 4, 2022.



Claire Smith
NOTARY PUBLIC

This instrument was prepared by: Christopher J. Cummings, Christopher J. Cummings, P.C., 2024 Hickory Rd., Suite 205, Homewood, Illinois 60430

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Exhibit A

Unit 46-H and Parking Space 16 in Lakeshore Pointe Condominiums as delineated on a survey of the following described real estate: certain lots in the resubdivision of Block 4 and certain lots in the resubdivision of Block 5, both in the resubdivision of Blocks 10 and 11 and part of Block 12 in South Shore Division Number 5, being a subdivision of the East $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 24, Township 38 North, Range 14, East of the Third Principal Meridian, which survey is attached as exhibit "A" to the declaration of condominium recorded as document number 00538112, together with its undivided percentage interest in the common elements, all in Cook County, Illinois.

PINs: 20-24-430-011-1027 and 20-24-430-011-1042

Common Address: 2355 E. 70th Place, Chicago, Illinois 60649

Property of Cook County Clerk's Office