

ILLINOIS TRANSFER ON
DEATH INSTRUMENT

UNOFFICIAL COPY



Doc# 2220733036 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/26/2022 01:44 PM PG: 1 OF 3

Above reserved for official use only

NAME AND ADDRESS OF TAXPAYER:

James Curran
2041 W. Farwell Ave., Unit 3E
Chicago, IL 60645

On this date, July 26th, 2022, James Curran, (single) residing at 2041 W. Farwell Ave., Unit 3E, Chicago, IL 60645 executes this transfer on death instrument. James Curran will transfer upon death the following residential real estate in its entirety:

Street Name and #: 2041 W. Farwell Ave., unit 3E
City: Chicago
County: Cook
State: Illinois
Zip Code: 60645
Property Identification Number ("PIN"): 11-31-124-019-1003 and 11-31-124-019-1010

LEGAL DESCRIPTION:

UNIT NUMBER 3-E AND GARAGE G-4 AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): THAT PART OF LOT 12 IN SMITH'S ADDITION TO ROGER'S PARK IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT; THENCE WEST ALONG THE SOUTH LINE OF FARWELL AVENUE 50 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT 152 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF FARWELL AVENUE TO EAST LINE OF SAID LOT; THENCE NORTHWESTERLY ALONG THE EASTERLY LINE OF SAID LOT TO THE PLACE OF BEGINNING, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS "EXHIBIT A" TO A DECLARATION OF CONDOMINIUM, DATED JULY 21, 1977, MADE BY EXCHANGE NATIONAL BANK OF CHICAGO, NOT INDIVIDUALLY BUT AS TRUSTEE UNDER TRUST NUMBER 31053, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 31, 1977, AS DOCUMENT NUMBER 24086069; TOGETHER WITH AN UNDIVIDED 15.50% INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS AND SET FORTH IN SAID DECLARATION AND SURVEY).

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to:

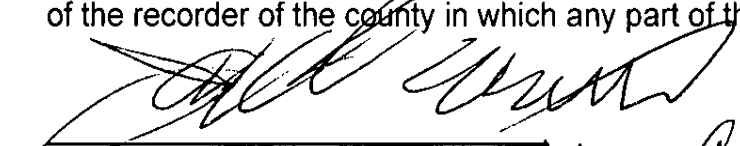
Beneficiary Name, Relationship To Owner	Beneficiary Address	Share %
Tracy R. Curran, Daughter 100%	6737 N. Greenview Ave., #3N, Chicago, IL 60626	

Upon my death, I transfer my interest in the above-described property to the beneficiaries as designated above.

UNOFFICIAL COPY

This instrument revokes any and all prior transfers 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.



 Owner Signature **JAMES M. CURRAN**

Owner Printed Name

 Dated **July 26, 2022**

Property of Cook County Clerk's Office

