ILLINOIS TRANSFER ON UNOFFICIAL OF THE SECOND SECON

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

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NAME AND ADDRESS OF TAXPAYER:

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

On this date, July 76th, 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 "HE 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 FAR WELL 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 31353, AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON AUGUST 31, 1977, AS DOCUMENT NUMBER 24086089; 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.

This instrument revokes any array por transfer on death instrument, 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.

M. CURRAN

Derry Or Cook County Clerk's Office

Owner Signature,

Owner Printed Name

July 26

Dated

0

attes the James Curray, he owner of the above-mentioned property,

WITNESS:				ESS OF WITNESS		
Signed:	anjune	C. FAMIL	yle _	120 S. La Sal	16 St.	_
Printed:	Amina F	itzpatricl	<u>. </u>	Chicago, IL		_
Dated: 07/2				<u>60603</u>		
executed this	Illinois Trans is executed a	fer on Death is a free and v	Instrumer voluntary	nt in my presence of act by the owner.	on the <u>JUly</u> At the time o∜	e-mentioned property, 26, 2022. This the execution, I believe the
WITNESS:		1 /IX		ESS OF WITNESS	_	
Signed:	MASSAR	on bus		17.0 S. La	Salle 8	4 .
Printed:	Mariss	a Sambo	M	Chicago,	IL	_
Dated:	1186122	<u> </u>		60403		
STATE OF IL)) SS.		+ County		
estate, appea	in to me to be red before m Sambo(い	e the same pe se and the with in pe	erson who nesses <u>/</u> rson and	pse name is subsci twire Fitzp acknowledged sign	ribe 1 as the over the construction of the con	Y CERTIFIES THAT Jame wner of the residential real and ment as the free and so and purposes therein se
7/16/7 Dated	_2	12/13/	2023	Notary Public		MELISSA BARTOLOMEI OFFICIAL SEAL Notary Public, State of Illinois My Commission Expires

Legal Aid Chicago 120 S. LaSalle St. #900 Chicago, Illinois 60603

312.341.1070

1, Amira Fitzpatrick