

UNOFFICIAL COPY



TRANSFER ON DEATH INSTRUMENT

Owner's Name and Address and
Taxes To:

ELIZABETH MILLER
145 W. 74th Street
Chicago, IL 60621

Doc# 2300357014 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/03/2023 10:59 AM PG: 1 OF 4

Beneficiaries' Names and Addresses:

Stephanie Miller
145 W. 74th Street
Chicago, IL 60621

Alisha Miller
145 W. 74th Street
Chicago, IL 60621

THIS TRANSFER ON DEATH INSTRUMENT made on November 9, 2022, by ELIZABETH MILLER, an unmarried woman of Chicago, County of Cook, State of Illinois (herein the "Owner"), being the Owner of the following legally described residential real estate located in Cook County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index Number(s):

20-28-227-005-0000

Property Address:

145 W. 74th Street, Chicago, Illinois 60621

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above-described real estate to the following person(s):

STEPHANIE MILLER

ALISHA MILLER

Return Document to:

Maritess T. Bott
Bott & Associates, LTD.
3701 Algonquin Rd., Ste 712
Rolling Meadows, IL 60008

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LEGAL DESCRIPTION

PARCEL 1 :

LOT 5, IN THE RESUBDIVISION OF LOTS 2 TO 9, BOTH INCLUSIVE, OF BLOCK 1, IN JAMES B. KAINE'S SUBDIVISION OF LOTS 5 TO 12 BOTH, INCLUSIVE, AND THE VACATED ALLEYS IN BLOCK 1; ALSO LOTS 1 TO 12; BOTH INCLUSIVE, AND THE VACATED ALLEYS IN BLOCK 2; AND LOTS 1 TO 12, INCLUSIVE, AND THE VACATED ALLEYS IN BLOCK 3, IN CHESTER'S 74TH STREET ADDITION TO EGGLESTON, BEING A SUBDIVISION OF THE NORTH $\frac{1}{2}$ OF THE NORTH $\frac{1}{2}$ OF SOUTH $\frac{1}{2}$ OF THE SOUTH $\frac{1}{2}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

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GRANTOR/GRANTEE AFFIDAVIT: STATEMENT BY GRANTOR AND GRANTEE AS REQUIRED BY §55 ILCS 5/3-5020 (from Ch. 34, par. 3-5020)

GRANTOR SECTION

The **GRANTOR** or her/his agent, affirms that, to the best of her/his knowledge, the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois, or another entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 9 | 2022

SIGNATURE: *Lyndea J. Valleria*
GRANTOR or AGENT

GRANTOR NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTOR signature.

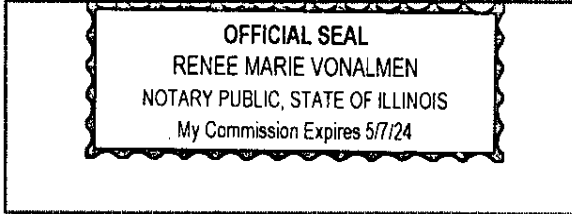
Subscribed and sworn to before me, Name of Notary Public: Renee M. von Almen

By the said (Name of Grantor): Elizabeth Miller

On this date of: 11 | 9 | 2022

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



GRANTEE SECTION

The **GRANTEE** or her/his agent affirms and verifies that the name of the **GRANTEE** shown on the deed or assignment of beneficial interest (**ABI**) in a land trust is either a natural person, an Illinois corporation or foreign corporation authorized to do business or acquire and hold title to real estate in Illinois, a partnership authorized to do business or acquire and hold title to real estate in Illinois or other entity recognized as a person and authorized to do business or acquire and hold title to real estate under the laws of the State of Illinois.

DATED: 11 | 9 | 2022

SIGNATURE: *Lyndea J. Valleria*
GRANTEE or AGENT

GRANTEE NOTARY SECTION: The below section is to be completed by the NOTARY who witnesses the GRANTEE signature.

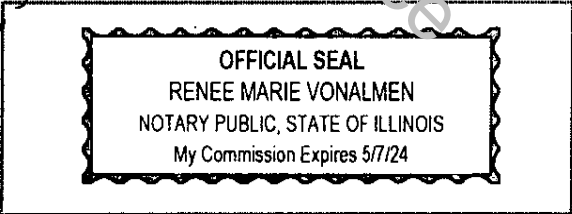
Subscribed and sworn to before me, Name of Notary Public: Renee M. von Almen

By the said (Name of Grantee): Elizabeth Miller

On this date of: 11 | 9 | 2022 Trustee

NOTARY SIGNATURE: *[Signature]*

AFFIX NOTARY STAMP BELOW



CRIMINAL LIABILITY NOTICE
Pursuant to Section **55 ILCS 5/3-5020(b)(2)**, Any person who knowingly submits a false statement concerning the identity of a **GRANTEE** shall be guilty of a **CLASS C MISDEMEANOR** for the **FIRST OFFENSE**, and of a **CLASS A MISDEMEANOR**, for subsequent offenses.

(Attach to **DEED** or **ABI** to be recorded in Cook County, Illinois If exempt under provisions of the **Illinois Real Estate Transfer Act: (35 ILCS 200/Art. 31)**