

# UNOFFICIAL COPY

Doc#. 2300633391 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 01/06/2023 03:18 PM Pg: 1 of 4

## PREPARED BY AND AFTER RECORDING

### RETURN TO:

Donna F. Hartl, Esq.  
ROETZEL & ANDRESS  
30 N. LaSalle Street  
Suite 2800  
Chicago, IL 60602

### NAME AND ADDRESS OF TAXPAYER:

Mary Anne Mason  
Michael T. Mason  
190 E. Walton Street, Unit 201, P-83, P-85  
Chicago, IL 60611

## TRANSFER ON DEATH INSTRUMENT

We, Michael T. Mason and Mary Anne Mason, husband and wife, of 190 E. Walton Street, Unit 201, P-83 and P-85, Chicago, Cook County, Illinois, being of sound mind and memory, do hereby revoke any prior Transfer on Death Instruments for the residential real estate located at 190 E. Walton Street, Unit 201, P-83 and P-85, Chicago, Illinois (the "Property") and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the owners (the "Joint Owners") of the Property under a duly recorded Trustee's Deed dated July 20, 2021 and recorded August 3, 2021, as document number 2121510247, and a duly recorded Warranty Deed dated August 10, 2021 and recorded September 2, 2021, as document 2124541036 in the county of Cook, State of Illinois, whereby we acquired title to the Property as TENANTS BY THE ENTIRETY. The Property is legally described as:

### PARCEL 1:

UNIT 201 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN REGENT CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 97640252, AS AMENDED FROM TIME TO TIME, IN THE SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

### PARCEL 2:

EASEMENT FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 96869215 AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97640251.

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## PARCEL 3:

AN EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR STORAGE PURPOSES TO THE USE OF RS-10, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF MAYFAIR CONDOMINIUM, RECORDED AS DOCUMENT NUMBER 96869217. AS AMENDED BY SECOND AMENDMENT RECORDED AS DOCUMENT 97459262, AS CREATED BY DOCUMENT NUMBER 96869215.

## PARCEL 4:

PARKING UNIT P-85 IN THE 180-190 EAST WALTON GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING LOT 1 IN MAYFAIR-REGENT RESUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST 1/2 OF SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; TOGETHER WITH THE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE, ENCROACHMENTS, EQUIPMENT AND SERVICES AND SUPPORT BENEFITTING THE AFORESAID (AND THE IMPROVEMENTS THEREON) WHICH ARE SET FORTH IN EASEMENT AGREEMENT RECORDED NOVEMBER 14, 1996 AS DOCUMENT NUMBER 96869215; AND THE NON-EXCLUSIVE EASEMENTS FOR INGRESS, EGRESS, MAINTENANCE, ENCROACHMENTS, EQUIPMENT AND SERVICES AND SUPPORT AS SET FORTH IN DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED NOVEMBER 14, 1996 AS DOCUMENT NUMBER 96869215;

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 97036328, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 5

PARKING UNIT P-83 IN THE 180-190 EAST WALTON GARAGE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING LOT 1 IN MAYFAIR-REGENT RESUBDIVISION BEING A RESUBDIVISION OF LAND, PROPERTY AND SPACE IN THE EAST 1/2 OF SOUTH FRACTIONAL 1/4 OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 96869218 AND AS AMENDED BY THE FIRST AMENDMENT TO DECLARATION RECORDED AS DOCUMENT NUMBER 97036328 AND AS FURTHER AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

## PARCEL 6

NON-EXCLUSIVE EASEMENT FOR INGRESS, EGRESS, MAINTENANCE, ENCROACHMENTS, EQUIPMENT AND SUPPORT AS SET FORTH IN THE EASEMENT AGREEMENT RECORDED NOVEMBER 14, 1996 AS DOCUMENT NUMBER 96869215.

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## PARCEL 7

FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 96869215 AND EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OF THE PROPERTY AS SET FORTH IN AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS RECORDED AS DOCUMENT NUMBER 97640251.

Permanent Real Estate Index Numbers: 17-03-208-036-1001; 17-03-208-033-1083; 1085

Address of Real Estate: 190 E. Walton Street, Unit 201, P-83, P-85  
Chicago, IL 60611


That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of death of the surviving Joint Owner. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both Michael T. Mason and Mary Anne Mason, then if Michael T. Mason shall have survived Mary Anne Mason, we convey and transfer the Property to the then acting trustee of the Michael Thomas Mason Trust dated July 27, 2005, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Michael T. Mason, or in the event Mary Anne Mason shall have survived Michael T. Mason, we convey and transfer the Property to the then acting trustee of the Mary Anne Mason Trust dated July 27, 2005, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Mary Anne Mason. In the event of simultaneous death of Michael T. Mason and Mary Anne Mason, we convey and transfer the Property as follows: an undivided 50% interest to the then acting trustee of the Michael Thomas Mason Trust dated July 27, 2005, and an undivided 50% interest to the then acting trustee of the Mary Anne Mason Trust dated July 27, 2005, to be added to each respective trust's corpus and distributed in accordance with the terms thereof.

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Signed this 5<sup>th</sup> day of January, 2023.

  
Michael T. Mason

  
Mary Anne Mason

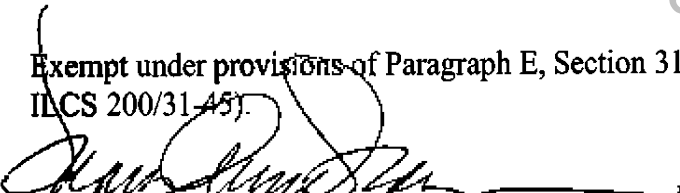
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Michael T. Mason and Mary Anne Mason, the Joint Owners, as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Joint Owners were at the time of signing of sound mind and memory, executed the instrument as their free and voluntary acts, and were under no undue influence.

WITNESSES:

Tonya S. Melson residing at 236 157th Street  
Print name Tonya S. Melson Calumet City, IL 60409

Brett Simpson residing at 2711 W. Foster Avenue #3  
Print name Brett Simpson Chicago, IL 60625

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Law (31 ILCS 200/31-45).

  
Grantor, Grantee, or Representative

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 Michael T. Mason and Mary Anne Mason, husband and wife, the Joint Owners, and Tonya S. Melson and Brett Simpson, the witnesses, personally known to me to be the same persons whose names are subscribed on 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 acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 5<sup>th</sup> date of January 2023

Leslie P Cross  
Notary Public

