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Doc#: 2302441240 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2023 02:29 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

MAIL TO:

Regina Rathnau, Esq.
53 West Jackson Boulevard #557
Chicago, IL 60604

NAME & ADDRESS OF TAXPAYER:

Scott Bercyn
2100 Valencia Drive, Unit 402B
Northbrook, IL 60062

THE GRANTOR, **SCOTT BERCCYN**, an unmarried man, in fee simple, of Northbrook, Illinois; and GRANTEES, his daughters, **COLLEEN JAMROZY and LINDSEY IVANOVIC**, in equal shares, with their shares transferred per stirpes to their respective descendants if either is deceased upon Grantor's death, make the following agreement:

WITNESSES: The Grantor in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, do hereby convey and quitclaim **upon death of Grantor owner** and unto the Grantees in fee simple the following:

SEE APPENDIX A FOR LEGAL DESCRIPTION

Permanent Index Number: 04-21-201-062-1107

Property Address: 2100 Valencia Drive, Unit 402B
Northbrook, Illinois 60062

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the GRANTOR aforesaid have hereunto set his hand and seal
this 11 day of January, 2023.



SCOTT BERCCYN, Grantor

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The Grantor, **SCOTT BERCYN**, signed this Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Grantor's request and in the Grantor's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Grantor to be of sound mind and memory at the time of signing.

WITNESSES

ADDRESSES

(print) <u>Jacqueline Debosschere</u>	<u>1701 NTH 77th Court</u>
(signature) <u>Jacqueline Debosschere</u>	<u>Elmwood Park IL 60707</u>
(print) <u>Elizabeth Salinas</u>	<u>1631 Garland Ln</u>
(signature) <u>Elizabeth Salinas</u>	<u>Hanover Park IL 60133</u>

State of Illinois)

County of Cook)

SS

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that **SCOTT BERCYN, AND WITNESSES (Jacqueline Debosschere AND Elizabeth Salinas)**, personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed, sealed and delivered the said instrument as their free and voluntary act as such successor trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 11 day of January 2023.

[Signature]
 NOTARY PUBLIC
 Commission expires: 4/1/25

This instrument was prepared by:
The Law Office of Regina L. Rathnau LLC
 53 West Jackson Boulevard, Suite 557
 Chicago, Illinois 60604



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APPENDIX A - LEGAL DESCRIPTION

UNIT 402-B TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LA SALCEDA DEL NORTE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 24538413, IN THE NORTH 1/2 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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