

TRANSFER ON DEATH
INSTRUMENT

UNOFFICIAL COPY



Doc# 2303015000 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/30/2023 09:19 AM PG: 1 OF 3

This Transfer on Death instrument ("TODI") made and signed before a notary on January 26, 2023, by the property owner or owners,, whose names is or are Victoria Greene of 675 North Highland Avenue NE #222 , of the City of Atlanta, County of Fulton, and State of Georgia and being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois. Under a duly recorded Deed, Certificate of Title or other Conveyance Instrument which was recorded on December 21, 2005 as document number 0535505143, with the proper County Agency in Cook County, Illinois. Furthermore, this TODI is intended to transfer the following real property:

Legal Description:

See Exhibit "A" Attached

Property Address: 3120 South Indiana Unit 207 Chicago, IL 60616,
Permanent Index Number(s): 17-34-102-051-1062

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

Beneficiary(s): **My daughter Sarah Negron of 5850 El Dorado Ave. El Cerrito, CA 94530**

'IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.

Victoria Greene

Victoria Greene

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STATE OF ILLINOIS, COUNTY OF COOK ss.

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

DEBORAH L. Knowles

Witness Name

Deborah L. Knowles

Witness Signature

365 Fairfield Dr, Fayetteville GA 30214

Witness Address

Janae Hill

Witness Name

Janae

Witness Signature

210 deer forest trl 30214 Fayetteville GA

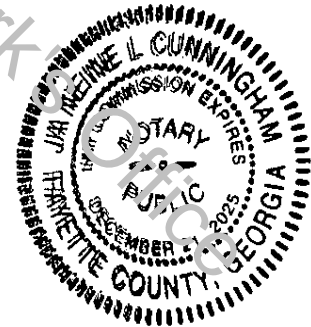
Witness Address

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner and Witnesses personally known to me to be the same persons whose names are subscribed to 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 act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 26 day of January 2023.

JANOME L. CUNNINGHAM (Notary Public)



Prepared by: Attorney Willie J. Newton, Jr.
9924 South Walden Pkwy, Chicago, IL 60643

Return to: Victoria Greene: 675 North Highland Ave. NE #222 Atlanta Ga 30306

Owner's Name and Address: Victoria Greene: 675 North Highland Ave. NE #222 Atlanta Ga 30306

Taxes to: Victoria Greene: 675 North Highland Ave. NE #222 Atlanta Ga 30306

Exempt under the provisions of Paragraph E, Section 31-45, Property Tax Code

Date: January 26 2023 Representative: _____

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Exhibit A

Legal Description:

PARCEL 1: UNIT NO. 3120-207 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR-PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NO. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENT LOCATED ON THE FOLLOWING DESCRIBED LAND:

CERTAIN PARTS OF BLOCK 1 IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 15, 2001 AS DOCUMENT 001-0205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-52 AND L.C.E.-62, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.

Cook County Clerk's Office