TRANSFER ON DEATH INSTRUMENT FICIAL COPY

OWNER'S NAME AND ADDRESS AND TAX BILL TO:

Doc#. 2303413032 Fee: \$51.00 Karen A. Yarbrough

Cook County Clerk

Date: 02/03/2023 11:25 AM Pg: 1 of 2

Edward P. Wallace 2310 W. St. Paul Avenue, Unit 602 Chicago, Illinois 60647

BENEFICIARY'S NAME AND ADDRESS:

Mary P. Wallace, per stirpes 352 York Drive Grayslake, IL 60030

====For Recorder's Use====

THIS TRANSFER ON DEATH INSTRUMENT made this 25 day of January, 2023, by Edward P. Wallace, an unmarried man, of the City of Chicago, County of Cook, State of Illinois ("Owner" herein) being the sole owner of the following legally described residential real estate located in Cook County, Illinois.

Parcel 1: Unit B-602 and Parking Space PB-10 together with its undivided percentage interest in the common elements in 2300 West St. Paul Condominium as delineated and defined in the Declaration recorded as Document No. 0020088327, as amended, in the Southwest 1/4 of Section 31, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Exclusive use for storage purposes in and to Storage Space No. SB-602, a limited common element, as set forth and defined in said Declaration of Condominium and survey attached thereto, in Cook County, Illinois.

Permanent Index Numbers: 14-31-318-014-1038 and 14-31-318-014-1149

Property Address: 2310 W. St. Paul Avenue, Unit 602, Chicago, Illinois 60647

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 residential real estate, to:

Mary P. Wallace, per stirpes – 100%.

IN WITNESS HEREOF, the said Owner has hereunto set his hand and seal the day and year first above written.

Edward P. Wallace

2303413032 Page: 2 of 2

UNOFFICIAL COPY

STATE OF ILLINOIS)
)
COUNTY OF LAKE)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner, Edward P. Wallace, as his Transfer on Death Instrument in our presence and that we, at his request and in his 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 was at the time of signing of sound mind and memory and under no undue influence.

Witness Name and Address		٠
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	Dr.	Highland Paris, IL 60025
STATE OF ILLINOIS)	Co	
COUNTY OF LAKE)	4	

I, the undersigned, a Notary Public in and for the said County, in the State Aforesaid, DO HEREBY CERTIFY THAT Owner, Edward P. Wallace 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 notarial seal this

 $\frac{25}{6}$ day of January, 2023

Notary Public

OFFICIAL SEA -RICHARD E. PATINKIN Notary Public - State of Illino's My Commission Expires 05/20/2026

EXEMPT UNDER PROVISIONS OF PARAGRAPH E SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

7-25-23 Date

Buyer, Seller, or Representative

PREPARED BY and RETURN TO:

Richard E. Patinkin

Patinkin & Patinkin, Ltd.

89 Lincolnwood Road

Highland Park, IL 60035