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This Instrument Prepared by:

Lucy Kirschinger, Esq.
Attorney Consumer Counseling, P.C.
155 N. Michigan Ave., #301
Chicago, IL 60601

Doc# 2306222075 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/03/2023 02:19 PM PG: 1 OF 3

After Recording Return to:

Peter G. Ellis
9605 S. Keeler
Suite One West
Oak Lawn, IL 60453

MAIL TAX BILLS TO:

Peter G. Ellis
9605 S. Keeler
Suite One West
Oak Lawn, IL 60453

(For Recorder's Use Only)

TRANSFER ON DEATH INSTRUMENT

I, PETER G. ELLIS (hereinafter referred to as "Owner"), who resides at 9605 S. Keeler Suite One West, Oak Lawn, IL 60453. The Owner is the Owner of record of 11856 S. Komensky, Apt. #2A, Alsip, IL 60803. The Owner does hereby transfer to the following beneficiaries ("Beneficiary" or collectively, "Beneficiaries") in the following shares, effective on the Owner's death:

Name	Address	Share
GEORGE P. ELLIS	9605 S. Keeler, Suite One West, Oak Lawn, IL 60453	33 1/3%
VICTORIA L. ELLIS	9605 S. Keeler, Suite One West, Oak Lawn, IL 60453	33 1/3%

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ANDREW P. ELLIS	9605 S. Keeler, Suite One West, Oak Lawn, IL 60453	33 1/3%
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the following real property located in Cook County, State of Illinois (hereafter referred to as the "Residential Real Property"):

UNIT 2A TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN KOMENSKY AVENUE CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 0615132029, AS AMENDED FROM TIME TO TIME, IN THE PART OF THE EAST ½ OF THE SOUTHEAST ¼ OF SECTION 22, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

The Beneficiaries listed on this Transfer on Death Instrument ("TODI") are my two (2) sons and daughter-in-law. To date, I have not adopted or had any other children.

In the event that the transfer is to Beneficiaries, and one or more of the Beneficiaries predecease the Owner or are not in existence on the date of the Owner's death, then the transfer of the Residential Real Property to such one or more of the Beneficiaries shall be transferred to the then surviving Beneficiaries listed above in equal shares.

The property index number (PIN) of the property is #24-22-413-019-1007.

No consideration was provided for this Transfer on Death Instrument.

Residential Real Property address: 11856 S. Komensky Ave., Apt. #2A, Alsip, IL 60803.

Dated this 2 day of March, 2023.



PETER G. ELLIS

Dated this 2nd day of March, 2023.

Larry Adams
WITNESS:

Dated this 2nd day of March, 2023.

Belinda [Signature]
WITNESS:

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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 PETER G. ELLIS, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth.

Dated this 2nd day of March, 2023

(Seal)



[Signature]
Notary Public, State of Illinois

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

We, the undersigned, being the witnesses whose names are signed to the foregoing Transfer on Death Instrument of PETER G. ELLIS, being first duly sworn, do hereby declare to the undersigned authority that PETER G. ELLIS, the Owner, in our presence, as the witnesses to the Transfer on Death Instrument of PETER G. ELLIS, signed the Transfer on Death Instrument of PETER G. ELLIS, that the Owner signed willingly as his free and voluntary act for the purposes set forth therein, and that each of us, in the presence of the Owner and in the presence of each other, signed the Transfer on Death Instrument of PETER G. ELLIS as a witness, and that to the best of our knowledge and belief, the Owner was, at the time of signing, of sound mind and memory.

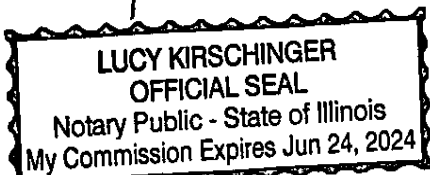
Lucy Adams
Witness: Lucy Adams
Address: 516 W 27th St
Chicago IL 60616

Belinda Loza
Witness: Belinda Loza
Address: 155 N. Michigan Ave., #2310
Chicago, IL 60601

Signed and sworn to before me on this 2nd day of March, in the year 2023 by

Witness Lucy Adams and Witness Belinda Loza

(Seal)



[Signature]
Notary Public, State of Illinois

The Owner hereby declares that this Transfer On Death Instrument represents a transaction, which is exempt under the provisions of 35 ILCS 200/31-45, paragraph e, of the Real Estate Transfer Tax Law.