

UNOFFICIAL COPY

Doc#: 2308310113 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 03/24/2023 12:03 PM Pg: 1 of 2

TRANSFER ON DEATH INSTRUMENT

This Transfer on Death Instrument made on March 20, 2023, by Josephine Sheng (Name of Owner or Owners, hereafter "Owner"), of 1426 South Federal Street, Unit B, Chicago, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

Legal Description: PARCEL 1: LOT 26 IN DEARBORN PRAIRIE TOWNHOMES PHASE 2 OF PART OF BLOCK 7 IN DEARBORN PARK UNIT NO. 2, BEING A RESUBDIVISION OF SUNDRY LOTS AND VACATED STREETS AND ALLEYS IN PART OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NUMBER 90481681, IN COOK COUNTY, ILLINOIS.

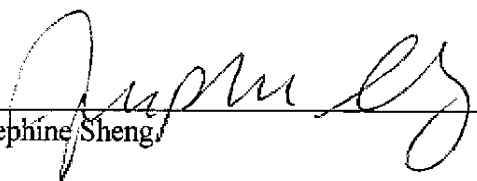
Property Address: 1426 South Federal Street, Unit B, Chicago, IL 60605

Permanent Index Number(s): 17-21-211-043-0000

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, the above-described residential real estate, provided that the owner is the last to die of all joint owners of the above described residential real estate, to the following Beneficiary:

Beneficiary(s): **the then acting trustee of the Josephine Y. Sheng Trust dated March 20, 2023 and any amendments thereto**

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



Josephine Sheng

Transfer on Death Instrument

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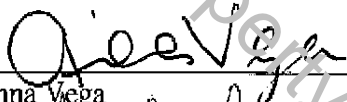
On this day, March 20, 2023, Christopher Lok, spouse of Josephine Sheng, hereby waives and releases all rights under the homestead exemption laws of the State of Illinois



Christopher Lok

STATE OF ILLINOIS, COUNTY OF DUPAGE 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, remotely pursuant to the Illinois Electronic Wills and Remote Witnesses Act Section 15-20, 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.



Arianna Vega

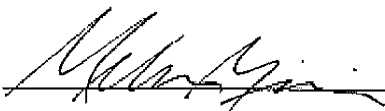


Anita Tallon

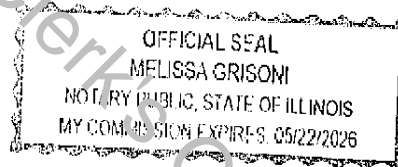
STATE OF ILLINOIS, COUNTY OF DUPAGE ss.

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, remotely pursuant to the Illinois Electronic Wills and Remote Witnesses Act Section 15-20, 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 20th day of March, 2023.



(Notary Public)



Prepared by: Melissa Grisoni, Hawbecker & Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

Return to: Melissa Grisoni, Hawbecker & Garver, LLC, 26 Blaine Street, Hinsdale, IL 60521

Taxes to: Christopher Lok and Josephine Sheng, 1426 South Federal Street, Unit B, Chicago, IL 60605

Exempt under the provisions of Paragraph 4e, Section 31-45, Property Tax Code

Date: 20th day of March, 2023 Josephine Sheng:

