



This document prepared by (and after recording return to):

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Send Tax Statements to:

Anne Smegner
1006 N. Wolcott Ave., Apt. 2
Chicago, Illinois 60622

TRANSFER ON DEATH INSTRUMENT

THIS INSTRUMENT, made this 2 day of April, 2023, wherein GRANTOR:

ANNE SMEGNER, a single person, 1006 N. Wolcott Avenue, Apt. 2, Chicago, Illinois 60622,

of the County of Cook, State of Illinois, without consideration does by these presents **GRANT, BARGAIN, SELL, CONVEY AND CONFIRM** unto **GRANTEE BENEFICIARY** named as follows:

MICHAEL J. SMEGNER, or his successors in trust, trustee of the ANNE ELIZABETH SMEGNER REVOCABLE TRUST dated November 25, 2020, as may be amended, 2219 Avalon Crest Ct., Fenton, Missouri 63020.

effective upon the death of ANNE SMEGNER, **the following described Real Estate**, situated in the County of Cook, State of Illinois, to-wit:

PARCEL 1:

UNIT NUMBER 2 IN THE 1006 NORTH WOLCOTT CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 22 IN LANCASTERS RESUBDIVISION OF THE EAST 1/2 OF BLOCK 3 IN COCHRAN AND OTHERS SUBDIVISION OF THE WEST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 0705309088, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

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PARCEL 2:

THE (EXCLUSIVE) RIGHT TO THE USE OF P-2 AND ROOF DECK SPACE R-1, A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 0705309088.

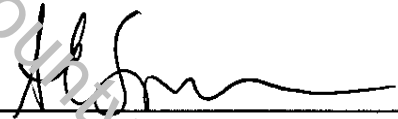
STREET ADDRESS: 1006 N. Wolcott Avenue, Apt. 2, Chicago, Illinois 60622
APN/Parcel ID: 17-06-414-071-1002

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the same unto Grantee Beneficiary, and unto Grantee Beneficiary's successors and assigns forever, with all appurtenances thereunto belonging.

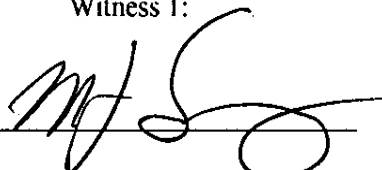
This Transfer on Death Instrument is executed pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, codified as 755 ILCS 27/1 *et seq.*, or any successor sections thereto. It is not effective to convey title to the above described real estate until the death of ANNE SMEGNER. This deed is subject to revocation and change in the manner provided by law.

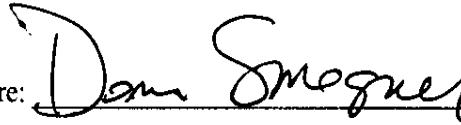
In Witness Whereof, Grantor executes this instrument on the day and year first above written.



ANNE SMEGNER

We, the undersigned, certify that the foregoing instrument was on the date thereof, signed by ANNE SMEGNER as her own free and voluntary act in the presence of us, who in her presence and in the presence of each other, at her request, hereunto signed our names as witnesses of the execution thereof this 2 day of April, 2023; and we hereby certify that we believe said ANNE SMEGNER to be of sound mind and memory.

Witness 1:
Signature: 
Printed Name: MIKE SMEGNER

Witness 2:
Signature: 
Printed Name: DONNA SMEGNER

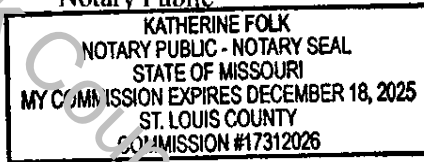
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STATE OF ^{Missouri} ~~ILLINOIS~~)
) ss.
COUNTY OF St. Louis)

I, the undersigned, a Notary Public authorized to administer oaths in the State of Illinois, certify that ANNE SMEGNER, and Mike Smegner and Donna Smegner the witnesses whose names are signed to the attached instrument, having appeared together before me and having been first duly sworn, each then declared to me that ANNE SMEGNER had willingly signed and executed the instrument as her free and voluntary act for the uses and purposes therein set forth; and that each of the witnesses, in the presence of ANNE SMEGNER, signed the instrument as witness and that to the best of his or her knowledge ANNE SMEGNER was at that time of sound mind and memory.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal this 2 day of April, 2023.

Katherine Folk
Notary Public



My Commission expires:

12/18/25

This Deed is exempt under provisions of paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Law (35 ILCS 200/31-45)

Dated: 4-2-23

[Signature]
Representative