

UNOFFICIAL COPY

Prepared By:

WANDA JEAN REED
1825 LEMAR AVE UNIT B
EVANSTON, IL 60201



Doc# 2315215025 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/01/2023 02:25 PM PG: 1 OF 5

After Recording Return To:

LENA L. REED
1825 LEMAR AVE UNIT B
EVANSTON, IL 60201

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANSFER ON DEATH INSTRUMENT

THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE.

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, WANDA JEAN REED, a single person, (herein referred to as "Grantor"), does hereby convey unto Grantee(s) as designated below, (herein referred to as "Grantee"), effective upon my death, the following described real property located in EVANSTON, in the County of COOK, State of Illinois:

Legal Description: See attached *Schedule A*

Property Index Number: ~~01-13-114-051-0000~~ 10-13-114-051

Property Address: 1825 LEMAR AVE UNIT B

The Grantor, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Grantor last to die, the above-described real estate to:

LENA LAFAYE REED
JOSEPH REED JR

If the Grantee Beneficiary predeceases me, the conveyance to that Grantee Beneficiary shall:

Become part of the estate of the Grantee Beneficiary.

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Grantee(s):

LENA LAFAYE REED
1825 LEMAR AVE UNIT B
EVANSTON, Illinois 60201

JOSEPH REED JR
1825 LEMAR AVE UNIT B
EVANSTON, Illinois 60201

Mail Tax Statements To:

LENA L. REED
1825 LEMAR AVE UNIT B
evanston, Illinois 60201

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

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Grantor Acknowledgement

Grantor Signature:

DATED: 4-1-2023

Wanda JEAN Reed

WANDA JEAN REED
1825 LEMAR AVE UNIT B
EVANSTON, Illinois 60201

In Witness Whereof,

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Grantor as his/her Transfer on Death instrument in our presence and that we, at his/her request in his/her presence in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Grantor was/were at the time of signing of sound mind and memory, and under no influence.

Vernon L. Clark

VERNON L. CLARK
2327 W GREENLEAF AVE
CHICAGO, Illinois 60645

Carmen E. Williams

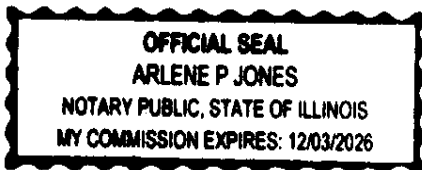
CARMENEDA E. WILLIAMS
8710 TRUMBULL AVE
SKOKIE, Illinois 60076

STATE OF ILLINOIS, COUNTY OF COOK, ss:

Arlene P. Jones
Notary Public

Notary Public
Title (and Rank)

My commission expires: 12/3/2026



NOTICE: This Notice of Death Affidavit and Acceptance form or equivalent form must be

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recorded by the beneficiary within 30 days of the death of the owner to make the transfer on death instrument effective. You should consult a lawyer before using this form.

Property of Cook County Clerk's Office

UNOFFICIAL COPY**Exhibit "A"****LEGAL DESCRIPTION****Parcel 1:**

That part of Lots 15 and 16, taken as a tract, in Block 2 in Arthur T. McIntosh's Church Street Addn to Evanston, being a subdivision of part of the Southwest $\frac{1}{4}$ of the Northwest $\frac{1}{4}$ of Section 13, Township 41 North, Range 13, East of the Third Principal Meridian, lying East of a line drawn from a point in the North line of said Lot 15 which is 68.75 feet East of the Northwest Corner of Lot 15 to a point in the South line of Lot 16 which is 71.10 feet East of the Southwest Corner of Lot 16 (excepting therefrom the South 22 feet of the North 28 feet as measured on the East line thereof, of the East 24 feet as measured parallel to the North line thereof, of the aforesaid Lots 15 and 16 in Block 2 in Arthur T. McIntosh's Church St. Addition to Evanston) in Cook County, Illinois.

Parcel 2:

Easements as set forth in the Declaration of Easements made by Merton Construction Company, an Ill. Corp., dated 2/10/59 and recorded 2/13/59 as doc. #17455240; and as created by deed from Home Owners Acceptance Corporation, an Ill. Corp. to Joseph Reed and Wanda Reed, his wife, as joint tenants and not as tenants in common, dated August 6, 1969 and recorded as document no. 20926558;

(a) For the benefit of Parcel 1 aforesaid for ingress and egress over, under and across the South 3 feet of the North 6 feet as measured at right angles to the North line thereof, of Lot 15 in Block 2 in Arthur T. McIntosh's Church St. Addn aforesaid (except that part thereof falling in Parcel 1 aforesaid)

(b) For the benefit of Parcel 1 aforesaid for ingress and egress over, under and across the North 4 feet of the South 11 feet as measured at right angles to the South line thereof, of Lot 16 in Block 2 in Arthur T. McIntosh's Church St. Addn. Aforesaid (except that part thereof falling in Parcel 1 aforesaid.)