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\*2317134072\*

**TRANSFER ON  
DEATH  
INSTRUMENT**

Doc# 2317134072 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 06/20/2023 02:24 PM PG: 1 OF 5

Jungwon Shin  
Richard Leung  
128 S. Green Street, Unit 3B  
Chicago, IL 60607

The Owners, **Jungwon Shin** and **Richard Leung**, a married couple, of 128 S. Green Street, Unit 3B, in the City of Chicago, County of Cook, and State of Illinois, upon the death of the last surviving joint Owner, TRANSFER to:

**Trustee under the GGC Trust dated June 19, 2023**

to hold all interest in the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

**PARCEL 1: DWELLING UNIT 3B IN THE PEORIA GREEN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**LOT 6 AND LOT 5 (EXCEPT THE NORTH 13 FEET AND 7 INCHES OF SAID LOT 5) AND ALL OF LOT 12 IN BLOCK 9 IN DUNCAN'S ADDITION TO CHICAGO, A SUBDIVISION IN THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

**WHICH SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 2117529068, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.**

**PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF PARKING SPACE PS-27, AND BALCONY L.C.E. TO UNIT 3B, EACH A LIMITED COMMON ELEMENT AS DELINEATED AND DEFINED IN THE DECLARATION OF CONDOMINIUM AND ANY PLAT OF SURVEY ATTACHED THERETO AFORESIAD.**

subject to all conveyances, encumbrances, assignments, contracts, options, mortgages, liens, and other interests to which the real property is subject to at the time of t the last surviving joint Owner's death.

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All prior transfer on death instruments regarding the above-described real estate are hereby revoked in their entirety.

Permanent Index Number: 17-17-214-005-0000; 17-17-214-006-0000; 17-17-214-014-0000  
(Underlying)  
Now known as: 17-17-214-023-1009

Address of property: 128 S. Green Street, Unit 3B, Chicago, IL 60607  
Parking Space PS-27

Dated this 19<sup>th</sup> day of June, 2023.

Jungwon Shin  
Jungwon Shin (Jun 19, 2023 15:06 CDT)

Jungwon Shin

Richard Leung  
Richard Leung (Jun 19, 2023 15:16 CDT)

Richard Leung

Property of Cook County Clerk's Office

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The Owners, **Jungwon Shin** and **Richard Leung**, signed this instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses. We certify that the Owners signed this instrument as their free and voluntary act. We believed the Owners to be of sound mind and memory at the time of signing. We are signing this instrument in the presence of the Owners by appearing remotely using audio-video communication.

First Witness' Signature

Print Name & Address

Karen Dachota

Karen Dachota (Jun 19, 2023 15:16 CDT)

Karen Dachota

53 W. Jackson Blvd., Ste. 1025

Chicago, IL 60604

Second Witness' Signature

Print Name & Address

Landon Wilson

Landon Wilson (Jun 19, 2023 15:17 CDT)

Landon P. Wilson

53 W. Jackson Blvd., Ste. 1025

Chicago, IL 60604

Property of Cook County Clerk's Office

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STATE OF ILLINOIS                    )  
  )  
COUNTY OF COOK                    )

I, the undersigned, hereby certify, that Jungwon Shin, Richard Leung, Karen Dachota, and Landon P. Wilson personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me in person, and acknowledged that they signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth. I am signing this instrument in the presence of Jungwon Shin, Richard Leung, Karen Dachota, and Landon P. Wilson by appearing remotely using audio-video communication. I certify that the foregoing and annexed document Transfer on Death Instrument containing 3 pages is a true and correct copy of an electronic document printed by me or under my supervision. I further certify that, at the time of printing, no security features present on the electronic document indicated any changes or errors in an electronic signature or other information in the electronic document since its creation or execution.

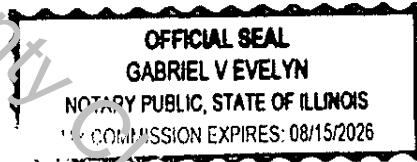
Dated: June 19, 2023



Notary Public – Gabriel Evelyn

THIS INSTRUMENT PREPARED BY:

Landon Wilson  
Prather Ebner Wilson LLP  
53 W. Jackson Boulevard, Suite 1025  
Chicago, IL 60604



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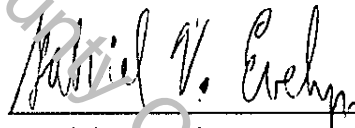
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## Statement Creating a Certified Paper Copy

I, Gabriel V. Evelyn, under oath state:

1. On June 19, 2023, I printed a paper copy of the electronic record containing the Transfer On Death Instrument of Jungwon Shin and Richard Leung.
2. I came into possession of the electronic record on June 19, 2023, when Landon P. Wilson, the attorney who drafted the original document, emailed the executed electronic record of it to me.
3. The electronic record of the Transfer On Death Instrument is a tamper-evident electronic record.
4. The paper copy printed is a complete and correct copy of the electronic record and includes the evidence of any changes displayed in the electronic record.

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



Gabriel V. Evelyn

Clerk's Office