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TRANSFER ON DEATH INSTRUMENT (TODI)

Doc#: 2319812017 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/17/2023 09:39 AM Pg: 1 of 3

Pursuant to § 755 ILCS 27/1 ET
SEQ. (ILLINOIS RESIDENTIAL
REAL PROPERTY TRANSFER
ON DEATH INSTRUMENT)

THIS TRANSFER ON DEATH
INSTRUMENT (hereinafter
referred to as a "TODI"), which was
executed on this 13th day of July,
2023, by Denis E. Guest, who
resides at 3119 S. Michigan

Avenue, Chicago, IL 60616, being of sound mind and disposing memory, do hereby make, declare and publish this
TODI stating as follows: That the above referenced property owners are the SOLE owners of residential real estate
under a duly recorded Deed, recorded November 2, 2016 as Document Number # 1630747230 in the County of
Cook, State of Illinois. The residential real estate is legally described as: 3119 S. Michigan Avenue, Chicago, IL
60616

Please see attached "EXHIBIT A"

PROPERTY ADDRESS: 3119 S. Michigan Avenue, Chicago, IL 60616
PIN: 17-34-102-051-1078

The owner(s), being of competent mind and capacity, and waiving and releasing all rights under the Homestead
Exemption of the State of Illinois, do hereby convey and transfer, effective on death of the Owner last to die, the
above-described real estate.

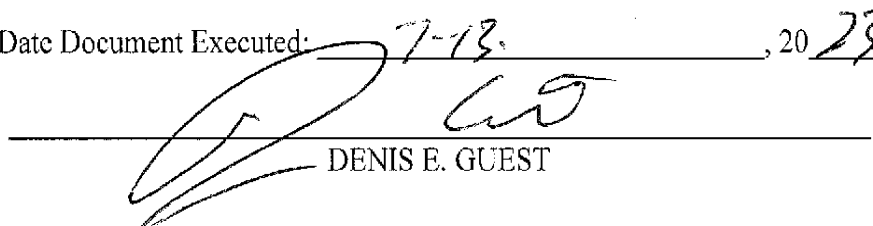
BENEFICIARY DESIGNATION:

MARY T. GUEST AS TRUSTEE UNDER THE MARY T. GUEST TRUST NO. 1 DATED MAY 4,
2009.

NAME OF OWNER: DENIS E. GUEST.

This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax
Law.

Date Document Executed: 7-13, 2023


DENIS E. GUEST

FIDELITY NATIONAL TITLE OC23012894

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WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their 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(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

CATHERINE MC GOWAN Catherine McGowan 3957 W 101st Chicago 60655
Witness 1 Printed Name Witness 1 Signature Witness 1 Address

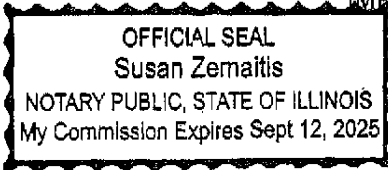
THOMAS MCGOWAN Thomas McGowan 3957 W 101st Chicago
~~Catherine McGowan~~ Witness 2 Printed Name Witness 2 Signature Witness 2 Address

State of Illinois
County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered this instrument as their free and voluntary act for the uses and purposes therein set forth. GIVEN Under my hand and Notarial Seal this 13th day of JULY, 2022.

IMPRESS SEAL

Susan Zemaitis
NOTARY PUBLIC



Mail recorded Deed and future tax bills to: Denis E. Guest, 3129 S. Michigan Avenue, Chicago, IL 60616

This instrument was prepared by: Isaac C. Franco, 11950 S. Harlem, Palos Heights, IL 60463

Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

PARCEL 1:

UNIT NO. 3119 IN THE MICHIGAN INDIANA CONDOMINIUM (AS HEREINAFTER DESCRIBED), TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, WHICH UNIT AND COMMON ELEMENTS ARE COMPRISED OF:

(A) THE LEASEHOLD ESTATE CREATED BY THE GROUND LEASE FOR THE MICHIGAN PLACE DATED DECEMBER 7, 1999 BETWEEN ILLINOIS INSTITUTE OF TECHNOLOGY, AN ILLINOIS NOT-FOR PROFIT CORPORATION, AS LESSOR, AND MICHIGAN PLACE LLC, AS LESSEE, RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON FEBRUARY 29, 2000 AS DOCUMENT NO. 00-147967 INCLUDING ALL AMENDMENTS AND EXHIBITS THERETO (THE "GROUND LEASE") WHICH GROUND LEASE DEMISES THE LAND HEREINAFTER DESCRIBED FOR A TERM OF YEARS ENDING DECEMBER 31, 2098 (EXCEPT THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE LAND); AND

(B) OWNERSHIP OF THE BUILDINGS AND IMPROVEMENTS LOCATED ON THE FOLLOWING DESCRIBED LAND: CERTAIN PARTS OF BLOCK 1, IN CHARLES WALKER'S SUBDIVISION OF THAT PART NORTH OF THE SOUTH 60 ACRES OF THE WEST ¼ OF THE NORTHWEST ¼ OF SECTION 34, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, AS DELINEATED ON A SURVEY WHICH IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR MICHIGAN INDIANA CONDOMINIUM DATED FEBRUARY 23, 2001 AND RECORDED BY THE COOK COUNTY RECORDER OF DEEDS ON MARCH 13, 2001 AS DOCUMENT 001-0205852, AS THE SAME MAY HAVE BEEN AMENDED FROM TIME TO TIME (AS SO AMENDED, "THE DECLARATION"), ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO THE USE OF T-77 AND T-76 PATIO AND LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID.