

# UNOFFICIAL COPY

Doc#: 2321906172 Fee: \$60.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 08/07/2023 02:12 PM Pg: 1 of 3

## TRANSFER ON DEATH INSTRUMENT

### MAIL RECORDED INSTRUMENT TO:

Natalia Delery  
5445 N. Sheridan Road., Apt. 1701  
Chicago, Illinois 60640

### OWNER AND TAXES TO:

Natalia Delery  
5445 N. Sheridan Road., Apt. 1701  
Chicago, Illinois 60640

This Transfer on Death instrument is made by Natalia Delery, a single person, who resides at 5445 N. Sheridan Road., Apt. 1701, Chicago, Cook County, Illinois 60640. Natalia Delery is a joint owner with Isabella Delery of the following described real estate situated in the City of Chicago, County of Cook, State of Illinois (hereinafter referred to as the "Property"):

Legal Description: See Exhibit A, attached.

Permanent Index Number: 14-08-203-015-1169

Property address: 5445 N. Sheridan Road., Apt. 1701, Chicago, Cook County, Illinois 60640

Natalia Delery, being of sound mind and memory and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, does hereby convey and transfer the Property, effective after both Isabella Delery and Natalia Delery have died and if Natalia Delery was the surviving owner, to the then-acting Trustee of the Natalia Delery Living Trust dated August 3, 2023, and any amendments thereto, as beneficiary, to have and hold the Property forever.

IN WITNESS WHEREOF, Natalia Delery has hereunto set her hands and seals on the 3rd day of August, in the year 2023.



Natalia Delery

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We, CHRISTOPHER TSON and MandMittan Tjun, the witnesses, sign our names to this Transfer On Death Instrument, being first duly sworn, and do hereby attest to the undersigned authority that we were present and saw Natalia Delery sign and execute this Transfer On Death Instrument willingly as her free and voluntary act, and that at the time of the execution, we believed Natalia Delery to be of sound mind and memory, and under no undue influence or coercion by any party, including us as witnesses.

Dated the 3rd day of August, in the year 2023.

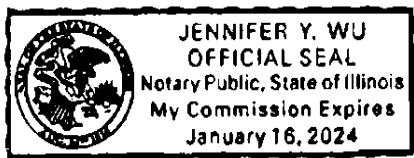
[Signature]  
Witness Signature  
Witness Name: CHRISTOPHER TSON

[Signature]  
Witness Signature  
Witness Name: MandMittan Tjun

STATE OF ILLINOIS )  
  ) ss.  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that Natalia Delery, CHRISTOPHER TSON and MandMittan Tjun, 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 Natalia Delery signed and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal on this the 3rd day of August, in the year 2023.



[Signature]  
Notary Public  
My commission expires: 1/16/2024

This instrument was prepared by:  
Jennifer Y. Wu  
Law Office of Jennifer Y. Wu  
5424 W. Devon Ave., #46592  
Chicago, Illinois 60646  
(773) 234-3560

*This document was prepared without the examination of title.*

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## Exhibit A Legal Description

UNIT NUMBER 1701 IN 5445 EDGEWATER PLAZA AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: THE SOUTH 31 FEET OF THE NORTH 875 FEET OF THE WEST 131.96 FEET; AND THAT PART LYING SOUTH OF THE SAID NORTH 875 FEET OF THE EAST FRACTIONAL HALF OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, (ALL AS MEASURED PARALLEL WITH THE WEST AND NORTH LINES OF SAID EAST FRACTIONAL HALF OF THE NORTHEAST 1/4) AND LYING NORTH OF A LINE THAT IS DRAWN AT RIGHT ANGLES TO THE EAST LINE OF SHERIDAN ROAD, THROUGH A POINT IN SAID EAST LINE THAT IS 1090 FEET SOUTH OF THE SAID NORTH LINE OF EAST FRACTIONAL HALF OF THE NORTHEAST 1/4; ALL OF THE ABOVE LYING WEST OF THE WEST BOUNDARY LINE OF LINCOLN PARK AS ESTABLISHED BY DECREE ENTERED JULY 6, 1908, IN CASE NUMBER 285574, CIRCUIT COURT AS SHOWN ON PLAT RECORDED JULY 9, 1908, AS DOCUMENT NUMBER 4229498 (EXCEPT THEREFROM THE WEST 47 FEET THEREOF HERETOFORE CONDEMNED AS PART OF SHERIDAN ROAD) IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'C' TO DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 24267313, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PERMANENT INDEX NUMBER(S): 14-08-203-015-1169

PROPERTY ADDRESS: 5445 N. SHERIDAN ROAD, UNIT 1701, CHICAGO, IL 60640