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TRANSFER ON DEATH INSTRUMENT

Doc#: 2324441102 Fee: \$60.00

Karen A. Yarbrough

Cook County Clerk

Date: 09/01/2023 11:24 AM Pg: 1 of 2

OWNER'S NAME AND ADDRESS AND TAXES TO:

Emily Sturges and Jill Morton Sturges Separate Property Trust
1459 W. Lawrence Ave., #2A
Chicago, IL 60640

RECORDER'S STAMP

THIS TRANSFER ON DEATH INSTRUMENT made this August day of 15th, 2023, by Emily Sturges
[name of owner/s], of the City of Chicago County of Cook State of Illinois (herein
"Owner"), being the owner of an undivided fifty percent (50%) interest in the following legally-described residential real estate
located in Cook County, Illinois:

See Legal Description attached as Exhibit A.

Property Identification Number: 17-17-101-030-1008

Property Address: 1459 W. Lawrence Ave., Unit 2A, Chicago, IL 60640

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the
State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above-described real estate to:

JILL MORTON STURGES, trustee of the JILL MORTON STURGES SEPARATE PROPERTY TRUST, dated September 13, 2022

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

Emily Sturges
Emily Sturges, Owner

AFFIX TRANSFER TAX STAMP

OR

Exempt under provisions of 33 ILCS 200/31-45, Paragraph E, Illinois Real Estate Transfer Tax Law.

8-15-23

Date

Emily Sturges
Buyer, Seller, or Representative

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

Jack Weber residing at Address 2775 Lebanon Rd, Manheim, PA
Witness
Taylor Weber residing at Address 2775 Lebanon Rd, Manheim, PA
Witness

STATE OF PENNSYLVANIA

SS

COUNTY OF LEBANON

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Emily Sturges and witnesses
personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day
in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and
purposes therein set forth.

Given under my hand and notarial seal this 15 day of August 2023

Eric J. Bomberger
Notary Public

Prepared by and Return to:
Kershner Sledziewski Law, LLC
200 N. LaSalle St. Suite 1550
Chicago, IL 60601

Commonwealth of Pennsylvania Notary Seal
Eric J. Bomberger Notary Public
Lebanon County
My commission expires August 3, 2025
Commission number 1318554

23084151-IL

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EXHIBIT 'A'
Legal Description

UNIT NUMBER 2A IN THE DOVER PLACE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

LOT 287 AND LOT 288 (EXCEPT THE SOUTHERLY 40 FEET THEREOF) IN SHERIDAN DRIVE SUBDIVISION OF THE NORTH 3/4 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THAT PART OF THE WEST 1/2 OF THE SAID NORTHWEST 1/4 OF SECTION WHICH LIES NORTH OF THE SOUTH 800 FEET THEREOF AND EAST OF GREEN BAY ROAD, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 90222372, AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office