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TRANSFER ON DEATH **INSTRUMENT (TODI)**

PREPARED BY & RETURN TO: Metz + Jones LLC 5443 North Broadway Chicago, IL 60640

Doc#. 2325833075 Fee: \$60.00

Karen A. Yarbrough Cook County Clerk

Date: 09/15/2023 09:50 AM Pg: 1 of 3

(The Above Space for Recorder's Use Only)

The undersigned owner for the real property located at 3930 N. Pine Grove #2516, Chicago, IL 60613, County of Cool, being duly sworn on oath, states as follows:

That I am the owner of record for the residential real estate legally described to wit: See attached Exhibit A.

That the street address of the residential real estate is 3930 N. Pine Grove #2516, Chicago, IL 60613 and the property identification number is 14-21-100-018-1351.

That this Transfer on Death Instrument, signed on the date indicated below, names the following beneficiary(ies), whose names and addresses appear below, to receive ownership of my residential real property upon my death:

Name

Address

Share

Judith Abshire

15455 Canterbury Forest Dr ve #325

100%

Tomball, TX 77377

In witness whereof, the undersigned owner hereby signs this Transfer on Deut's Instrument on James Russell

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We certify that on legislater 3, 2023, James Russell, signed and declared the	
foregoing instrument to be a Transfer on Death Instrument in our presence, and we each signed our	
names as attesting witnesses, each of us believing James Russell to be of sound and disposing mind	
and memory at the time of signing.	
Norus See Address 5413N Broad Way	
Signature	
Signature (Micego IL 60640	
C. D. Danel 5111/2 () P 111/2	
Coul Mes Address 5443 W. Broadway	
Signature Micago, 12 60640	
STATE OF ILLINOIS)	
) SS	
COUNTY OF COOK	
Open Cook	
We, the attesting witnesses to james Russell, on oath state that each of us was present and saw	
James Russell sign the Transfer on Death In trument, of which this Affidavit is a part, in our presence;	
that the Transfer on Death Instrument was attested by each of us in the presence of James Russell	
and that we believed James Russell to be of sound and disposing mind and memory at the time of	
signing and acknowledge that James Russell signed sealed and delivered the said instrument as a free	
and voluntary act.	
Moira Lee Moria Re	
Print	
Carol L. Johes (wal) I mel	
Print Signature	
STATE OF ILLINOIS)	
) SS	
COUNTY OF COOK)	
I, the undersigned, a Notary Public in and for the State aforesaid, do hereby certify that James	
Russell, personally known to me to be the same person whose name is subscribed to the foregoing	
instrument, and the two witnesses whose names are affixed hereto, appeared before me this day in	
person and swore on oath to the above foregoing affidavit and acknowledge that each signed, sealed and delivered the said instrument as a free and voluntary act.	
and derivered the said institution as a free and voluntary act.	
Signed and sworn to before me on <u>Perturber 13</u> , 2023.	
000000000000000000000000000000000000000	
Notary Public	
CELINE RUBIN	
OFFICIAL SEAL	
Notary Public - State of Illinois	
My Commission Expires Sep 30, 2024	

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EXHIBIT A

Legal Description:

UNIT NO. 2516 IN THE LAKE PARK PLAZA CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 1 AND 2 IN PINE GROVE, A SUBDIVISION OF FRACTIONAL SECTION 21, TOWNSHIP 40 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINUM RECORDED AS DOCUMENT NO. 24769207 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Permanent Real Estate Index Number(s): 14-21-100-018-1351

Address(es) of Real Estate: 3936 N. Pine Grove #2516, Chicago, IL 60613