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Doc#. 2326933518 Fee: \$60.00

Karen A. Yarbrough Cook County Clerk

Date: 09/26/2023 03:32 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT UNDER ILLINOIS PUBLIC ACT, 755 ILCS 27/1, ET SEQ, EFFECTIVE FOR OWNER(S) DYING ON OR AFTER JANUARY 1, 2022

7

MAIL TO: Paul F. O'Keefe O'Keefe Law Office 77 W. Wacker Dr., Suite 4500 Chicago, IL 60601

NAME AND ADDRESS OF TAXPAYER: Jason Remley 913 W. Van Buren, Unit 3F Chicago, IL 60607

JASON REMLEY, of the City of Chicago, County of Cook, State of Illinois, being one of the current joint tenants, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, if JASON REMLEY survives KATHLEEN HELLING, transfers, effective upon the death of all of the undersigned owner, to the successor trustee of the Jason Remley Declaration of Trust Dated September 25, 2023, a trustee of a trust that is in existence as of the date of my execution of this instrument, as Beneficiary all of the right, title and interest of the undersigned owner in and to the following described residential real estate, to-wit:

See attached Exhibit A, which is incorporated by reference herein as if fully set forth.

Subject to:

- (1) Real estate taxes for the year 2022-2023 and subsequent years;
- (2) Covenants, conditions, restrictions and easements apparent or of record;
- (3) All applicable zoning laws and ordinances.

Permanent Index Number: 17-17-236-013-1045

Property Address: 913 W. Van Buren, Unit 3F, Chicago, IL 60607

This instrument is revocable, in accordance with The Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et seq, ("Act"), Sections 25 and 55. This instrument does not sever a joint tenancy or tenancy by the entirety, as provided in Section 70(d) of said Act. This instrument must be recorded BEFORE the death of the owners in the office of the Recorder of Deeds of the county in which the real estate is located, as provided in Section 40(a)(3) of said Act. See said Act for other provisions.

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DATED this 25th day of September 2023.

REQUIRED WITNESS STATEMENT UNDER SECTION 45 OF ACT

We, the undersigned witnesses (at lea	ast two), hereby attest that on the above date the
aforesaid owner executed the above transfer or	n death instrument in our presence as their own free
and voluntary act, and that at the time of the ex	ecution each of the undersigned witnesses believed
the owner to be of sound mind and memory.	
	

the owner to be of sound mind and memory.	~
Erantiporm	-That
Witness Signature	Witness Signature
Print name: Erice Mary	Print name: Taliah May
77 W U brker # 500	17 W Wacker Drive # 4500 Chicago IL 6060
1/1000) 1C (0000)	Chicago, IL 6060'
Witness Address	Witness Address

REQUIRED NOTARY ACKNOWLE DIGMENT UNDER SECTION 45 OF ACT JUNE C

State of Illinois)
) SS
County of Cook)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby REMLEY, as owner, and Talas Rall certify that JASON Trica Moronias witnesses, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, scaled 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, the 25th day of September

Notary Public

Prepared by:

Paul F. O'Keefe O'Keefe Law Office 77 W. Wacker Dr., Suite 4500 Chicago, IL 60601

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EXHIBIT A

A ONE-HALF UNDIVIDED INTEREST IN:

UNIT N-3F TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN SANAGAMON LOFT CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 26972717, AS AMENDED, IN THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address:

913 W. Van Buren, Unit 3F

Chicago, IL 60607

Permanent Index Number. 17-17-236-013-1045

17-17-236-013-1045
OF COUNTY CRAYS OFFICE