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2327922032

TRANSFER ON DEATH INSTRUMENT

Doc# 2327922032 Fee \$41.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/06/2023 12:31 PM PG: 1 OF 3

OWNER'S NAME AND ADDRESS AND TAXES TO:

Levi P. Smith, III, Trustee, and
Paola B. Smith, Trustee
5108 S. Kimbark Ave., Apt 1
Chicago, IL 60615

BENEFICIARY'S NAME AND ADDRESS:

Levi P. Smith, IV
5108 S Kimbark Ave
Chicago IL
60615

THIS TRANSFER ON DEATH INSTRUMENT made this 5th day of October, 2023, by **Levi P. Smith, III and Paola B. Smith**, husband and wife, as tenants by the entirety, of the City of Chicago, County of Cook, State of Illinois, being the sole Owners of the following legally-described real estate located in COOK County, IL:

See Attached Exhibit A for Legal Description

Property Index Numbers: 20-11-400-019-1019
Commonly known as: 5108 South Kimbark Avenue, Apt 1, Chicago, Illinois 60615

The Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer, effective on the death of the Owner last to die, the above-described real estate to: Levi P. Smith, IV.

IN WITNESS WHEREOF, the said Owners have hereunto set their hands and seals the day and year first above written.

Levi P. Smith, III, Trustee, Owner

Paola Smith, Trustee, Owner

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

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Signed: Yuz, residing at 20 N. Clark St, Ste. 3300, Chicago, IL 60602
Witness [print name] Katarina Robinson Address

Signed: [Signature], residing at 20 N. Clark St, Ste 3300, Chicago, IL 60602
Witness [print name] Nicole Soltanzadeh Address

STATE OF ILLINOIS)
)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of Illinois, do hereby certify that **Levi P. Smith, III** and **Paola B. Smith**, KATARINA ROBINSON, and Nicole Soltanzadeh are 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 the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal this 5th day of October, 2023.



[Signature]
Emilija Deksnys, Notary Public
Commission Expires on: 07/30/2025

NAME and ADDRESS OF PREPARER:

COOK COUNTY-ILLINOIS TRANSFER EXEMPT
UNDER PROVISIONS OF 35 ILCS 200/31-45,
PARAGRAPH (E) REAL ESTATE TRANSFER
ACT

Nicole M. Soltanzadeh, Esq.
The Law Office of Nicole M. Soltanzadeh, LLC
20 N. Clark St., Suite 3300
Chicago, IL 60602

DATE: October 5, 2023

[Signature]
Levi P. Smith, III

[Signature]
Paola B. Smith

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Exhibit A

UNIT NO. 19 IN KIMBARK CROSSING CONDOMINIUM AS DELINEATED ON A SURVEY OF LOTS 1 AND 2 AND THE NORTH 43.50 FEET OF LOT 3 IN HENDERSON'S SUBDIVISION OF BLOCK 10 IN KIMBARK'S ADDITION TO HYDE PARK, A SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 11, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN (HEREINAFTER REFERRED TO AS PARCEL), WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY HARRIS TRUST AND SAVINGS BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED AUGUST 26, 1977, KNOWN AS TRUST NO. 37733, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 24164279; TOGETHER WITH AN UNDIVIDED 4.33 PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) IN COOK COUNTY, ILLINOIS.

Property Index Numbers: 20-11-400-019-1019

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Property of Cook County Clerk's Office