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PREPARED BY:

Erwin Law LLC 4043 N. Ravenswood Ave., Suite 208 Chicago, Illinois 60613

Date: 12/11/2023 11:45 AM Pg: 1 of 3

Doc#. 2334533218 Fee: \$60.00

Karen A. Yarbrough

Cook County Clerk

MAIL TAX BILL TO:

Danny Huang 5701 N Sheridan Rd. Unit 22T Chicago, Illinois 60660

MAIL RECORDED DEED TO:

Erwin Law LLC Attn: James A. Erwin 4043 N. Raver, wood Ave., Suite 208 Chicago, Illinois 60513

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, Danny Huang ("Owner"), of 321 Onarga St., Park Forest, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke ary prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the owner of residential real estrice ("Property") under a duly recorded Special Warranty Deed dated October 15, 2004 and recorded November 4, 2001, as document number 0430934112, in the County of COOK, State of Illinois. The Property is legally described as

(See attached Legal Description as Exhibit A)

Property Index Number:

31-36-408-016-0000

Property Address:

321 Onarga St., Park Forest, Illino's 60 466

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the Property listed above to the following party whose name and address is as follows:

David Huang: 910 Island Dr. \$102, Rancho M. Fatin Springs, California, 92270

Signed this the ____day of November, 2023.

Danny Huang

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WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as his Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed the transfer on death instrument as his own free and voluntary act. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

Witnesses	Addresses
1/12/	residing at 912 W. Agathe Avenue #1
Micro D. Coon	Chicago, IL 60640
	residing at 4043 N. Raplus 255 d Ave 4 258
	Mucago, 16 (ab/3
STATE OF ILLINOIS	
COUNTY OF COOK)	
Danny Huang and the above named witnesses, essatisfactory evidence of identification in the form document or	d County, in the state aforesaid, DO HEREBY CERTIFY that is in of whom was either personally known to me or presented to of Quiver's License State of Illinois picture identification to be the same persons whose names are subscribed to the ay in person, and acknowledged that they signed, sealed and tary act, for the uses and purposes therein set forth.
PAIGE N FOX OFFICIAL SEAL Notary Public, State of Illinois	17th day of Robertee, 2023.
My Commission Expires May 26, 2024	Notary Fublic
<u> </u>	My commission expires on Mo, 2024
Exempt under provisions of Paragraph E, Section 4,	Real Estate Transfer Tax Act.
	agenty is agreedly

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Exhibit "A" Legal Description

LOT 16 IN BLOCK 24 IN VILLAGE OF PARK FOREST AREA NO. 3 BEING A SUBDIVISION IN SECTION 36, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS ON OCTOBER 31, 1950 AS DOCUMENT NUMBER 14940342, IN COOK COUNTY, ILLINOIS.

Property Address: 321 Onarga St., Park Forest, Illinois 60466

Parcel No.: 31-36-408-016-0000

