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Doc#. 2401633477 Fee: \$107.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/16/2024 04:42 PM Pg: 1 of 3

Prepared By, Mail Tax Statements To:

CHELSEA RIGGINS
850 W CORNELIA AVE APT 102
CHICAGO, IL 60657

When Recorded, Mail To:

Attention: MetLife Legal Plans, Inc. Deeds
8940 Main Street, Suite 2
Clarence, NY 14031

Parcel Identification Number:

14-20-406-046-1012

REVOCABLE TRANSFER ON DEATH INSTRUMENT

Illinois Compiled Statutes 27/1 et seq.

Owner Making this Deed

CHELSEA RIGGINS

a single woman whose address is 850 W CORNELIA AVE APT 102, CHICAGO, IL 60657.

Legal Description of the Property

See Exhibit A

Parcel Identification Number : 14-20-406-046-1012

Address of the Property

850 W CORNELIA AVE APT 102, CHICAGO, IL 60657, cook County

Beneficiaries

I designate the following beneficiary:

Mark Riggins, whose address is 101 Arbor Dr, Murray, KY 42071

If Mark Riggins does not survive me, the property shall pass to my estate.

Transfer on Death

I, CHELSEA RIGGINS, of sound mind and memory, hereby revoke any prior transfer on death instrument made by me for the above described residential real estate, and, effective on my death, convey and transfer such residential real estate, free of any claim of homestead exemption under the laws of the State of Illinois, to the beneficiary as set forth above.

[SIGNATURE PAGE FOLLOWS]

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Name and Signature of Owner Making this Instrument:

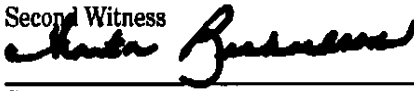

CHELSEA RIGGINS

12/29/2023
Date

Witnesses

On this 29th day of December, 2023, CHELSEA RIGGINS, the transferor(s), executed the transfer on death instrument in the electronic presence of the witnesses, the execution being their own free and voluntary act; and that at the time of execution, we believed the transferor(s) to be of sound mind and memory.

First Witness

Signature
Miracle Hernandez
Printed name
3318 N Decatur Blvd, 2024
Address
Las Vegas, NV, 89130
Address

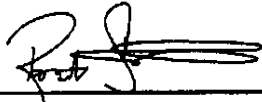
Second Witness

Signature
Anita Richardson
Printed name
10289 Placid
Address
Las Vegas, NV, 89183
Address

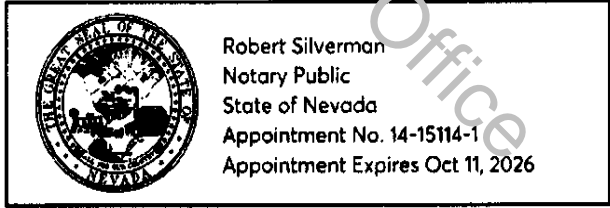
Acknowledgment of Notary Public

STATE OF Nevada
COUNTY OF Clark

This instrument was acknowledged before me by means of audio/visual communication on the 29th day of December, 2023 by CHELSEA RIGGINS, the transferor(s), and Miracle Hernandez and Anita Richardson, the witnesses.

GIVEN UNDER my hand and notarial seal this 29th day of December, 2023.


Signature
Robert Silverman
Printed Name



Notary seal

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EXHIBIT A LEGAL DESCRIPTION

The following described Real Estate situated in the County of Cook, in the State of Illinois, to wit:

Unit Number 12, as delineated on survey of Lots 22, 23, and 24 in Block 3 in Cannell's Sheffield Avenue Addition, a subdivision of Lot 1 (except the East 102.9 feet thereof) in the Court Partition of the North 3/4 of the East 1/2 of the South East 1/4 of Section 20, 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 Condominium ownership made by Bank of Ravenswood, as trustee under trust agreement dated December 6, 1975 known as trust number 1765, recorded in the office of the recorder of deeds of Cook County, Illinois, as document number 24728777, in Cook County, Illinois

SUBJECT TO: Covenants, conditions and restrictions of record; Building lines and easements; General real estate taxes for the year 2021 and subsequent years;

Parcel ID No.: 14-20-406-0-6-1012

Property commonly known as: 856 W CORNELIA AVE, UNIT 102, CHICAGO, IL 60657

Property of Cook County Clerk's Office