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TRANSFER ON DEATH INSTRUMENT

Doc#. 2405113056 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/20/2024 03:05 PM Pg: 1 of 3

MAIL TO:

Regina Rathnau, Esq.
53 West Jackson Boulevard #557
Chicago, IL 60604

NAME & ADDRESS OF TAXPAYER:

Janet Deckenbach
1332 E. 56th Street, Unit 4E
Chicago, IL 60637

THE GRANTOR, **JANET DECKENBACH, in fee simple**, of Chicago, Illinois; and GRANTEE, the **JANET DECKENBACH TRUST**, of even date hereto, an Illinois Trust, make the following agreement:

WITNESSES: The Grantors in consideration of the sum of Ten Dollars (\$10.00), receipt of which is hereby acknowledged, and in pursuance and authority of every other power and authority the Grantors hereunto enabling, do hereby convey and quitclaim **upon death of Grantor** unto the Grantee in fee simple, subject to the terms of said trust, of the following real property:

SEE APPENDIX A FOR LEGAL DESCRIPTION

Permanent Index Number: 20-14-201-078-1006

Property Address: 1332 E. 56th Street, Unit 4E
Chicago, IL 60637

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the GRANTOR aforesaid have hereunto set her hands and seal this 15th day of February, 2024.



JANET DECKENBACH, Grantor

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The Grantor, **JANET DECKENBACH**, signed this Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Grantor's request and in the Grantor's presence and in the presence of each other, we signed our names as witnesses. We certify that we believed the Grantor to be of sound mind and memory at the time of signing.

WITNESSES

ADDRESSES

(print) MARK FERRARO

53 W JACKSON

(signature) *[Signature]*

CHICAGO IL 60604

(print) JEFF SMITH

53 W. JACKSON

(signature) *[Signature]*

CHICAGO IL 60604

State of Illinois)

County of Cook)

SS

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that **JANET DECKENBACH, AND WITNESSES** (Mark Ferraro AND Jeff Smith), personally known to me to be the same people whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they have signed, sealed and delivered the said instrument as their free and voluntary act as such successor trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 15 day of February, 2024.



[Signature]
NOTARY PUBLIC
Commission expires: 5/21/26

**This instrument was prepared by:
The Law Office of Regina L. Rathnau LLC
53 West Jackson Boulevard, Suite 557
Chicago, Illinois 60604**

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APPENDIX A - LEGAL DESCRIPTION

UNIT 4-E, AS DELINEATED ON SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL):

LOT 3 IN C.B. BOGUE'S SUBDIVISION OF LOTS 11 AND 12 IN BLOCK 60 IN HOPKIN'S ADDITION TO HYDE PARK IN THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 14, TOWNSHIP 38 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 RECORDED AS DOCUMENT 21875335, TOGETHER WITH ITS UNDIVIDED PERCENT INTEREST IN THE COMMON ELEMENTS.

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