TRANSFER ON DEATHOFFICIAL INSTRUMENT

KAREN A. YARBROUGH COOK COUNTY CLERK'S OFFICE Date 3/7/2024 12:00 AM Pg: 1 of 3

PREPARED BY AND MAIL TO: DONALD G. OLSEN PC 100 SAUNDERS ROAD STE 150 LAKE FOREST, IL 60045

SEND TAX BILLS TO: MICHAEL CHAN 1404 W. MONROE ST. UNIT PH7B CHICAGO, IL 60507

(ABOVE SPACE FOR RECORDER'S USE ONLY)

THIS TRANSFER ON DEATH INSTPUMENT made by YANLING JIANG AND MICHAEL CHAN, MARRIED TO EACH OTHER, of the City of Chicago, County of Cook, and State of Illinois (herein "Owners"), being the Owners of the following legally described residential real estate located in Cook County, Illinois.

SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"

17-17-102-050-1035; 17-1/102-050-1070; 17-17-102-050-1071 **Property Index Number:** Address of Real Estate:

1404 W. Monroe Street, Unit FH/B, GU-32, GU-33, CHICAGO, IL 60607

The Owners, being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, do hereby CONVEY AND TRANSFER effective upon the death of both Owners, the above-described real property as follows:

If MICHAEL CHAN is the last of the Owners to die, then to the then-ecting Trustee of the MICHAEL CHAN TRUST DATED FEBRUARY 12, 2021. If YANLING J'ANG is the last of the Owners to die, then to the then-acting Trustee of the YANLING JIANC TRUST DATED FEBRUARY 12, 2021.

We, the Owners, hereby swear and affirm that the foregoing instrument was made as our free and voluntary act for the purposes set forth.

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UNOFFICIAL COPY

ATTESTATION CLAUSE

We hereby certify that in our presence, on the date appearing above, MICHAEL CHAN AND YANLING JIANG, signed the foregoing Transfer on Death Instrument and that at their request and in their presence and in the presence of each other, we have signed our names below as witnesses, and that we believe them both to be of sound mind and memory.

Witness Signature

Witness Signature

Witness Name:

address: Goog Rionalield 1

Charlestown, IN 1711

Witness Name:<u>(كرد كله</u>

Address: 6009 Kidgefield Dr Charlestown IN 47H1

STATE OF ILLINOIS

COUNTY OF COOK) SS

I, the undersigned, a Notary Public, in and for said County and State af resaid, do hereby certify that MICHAEL CHAN AND YANLING JIANG, the Owners, and the Witnesses, personally known to me to be the same persons whose names are subscribed to the foregoing instrument as having executed the same, 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, including the release and waiver of the right of homestead.

Sound Ch

Given under my hand and Notarial Seal on MARCH 2^{S+}, 2024, 2023. N. 8

Official Seal
NEOCEAN SHAW NEA BROWN
Notary Public, State of Illinois
Commission No. 972482
My Commission Expires May 31, 2027

Notary Public

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UNOFFICIAL COPY EXHIBIT A

PARCEL 1

UNIT PH7B AND GARAGE UNITS GU-32 AND GU-33 IN THE 1400 MONROE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 2127328224AS, AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN SECTION 17, TOWNSHIP 39 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL2

THE EXCLUSIVE RIGHT TO THE USE OF STORAGE LOCKER SL-33 A LIMITED COMMON ELEMENT AND THE LIMITED COMMON ELEMENTS TO UNIT 147B, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT NUMBER 2127328224

Address: 1404 W. Monroe Street, PH7P, GU-32, GU-33, Chicago, IL 60607

a/k/a 1404 W. Monroe Street, 7BC, GU-32, GU-33, Chicago, IL

60607

PIN: 17-17-102-050-1035; 17-17-102-050-1070; 17-17-102-050-1071