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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/8/2024 12:00 AM Pg: 1 of 4

TRANSFER ON DEATH INSTRUMENT

^{ca}₄ THIS TRANSFER ON DEATH INSTRUMENT, made this 27th day of February, 202~~3~~, by **Christopher Rizzo**, 4048 N. Clark St., Unit H, Chicago, IL 60613, being the sole Owner (hereinafter "Owner") of the following legally described residential real estate located in Cook County, Illinois.

See Exhibit A attached

Property Address: 4048 N. Clark St., Unit H, Chicago, IL 60613

Parcel Identification Number: PPN: 14-17-315-035

The Owner, being of sound mind and memory, hereby revokes all prior transfer on death instruments for the above-described residential real estate, and conveys and transfers, effective on the death of Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above-described residential real estate to the following Designated Beneficiary:

Trustee of the Christopher M. Rizzo Revocable Trust, WI dtd. May 11, 2021, as from time to time amended, whose address is 4048 N. Clark St., Unit H, Chicago, IL 60613.

This Transfer on Death Instrument is executed pursuant to 755 ILCS 27/1 et. seq. It is not effective to convey title to the above-described real estate until the death of Owner. This instrument is subject to revocation and change in the manner provided by law.

IN WITNESS WHEREOF, the Owner has executed this Instrument as of the day and year first above written.



Christopher Rizzo Owner

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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 Owner as said Owner's 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. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

[Signature]
[Signature]

Address: 3855 N. Ravenswood
Chicago, IL 60613

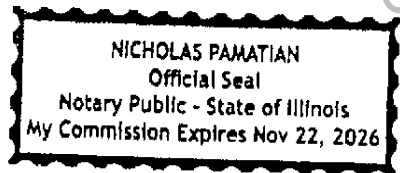
Address: 1350 N. WELLS ST. G310
Chicago, IL 60610

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that **Christopher Rizzo** and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification, 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.

IN TESTIMONY WHEREOF, I set my hand and affixed my official seal in the County and State aforesaid, on the day and year above written.

N. Pamatian
Notary Public

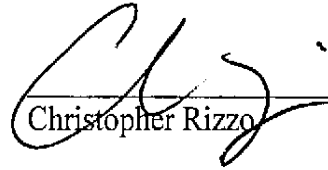


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TRANSFER TAX STATEMENT

The transfer made hereby is exempt under provisions of Section 31-45, Real Estate Transfer Tax Law, Paragraph (e).

Date: February 27, 202~~8~~²⁴


Christopher Rizzo

PREPARATION AND RETURN OF INSTRUMENT

This Instrument Prepared By and After Recording Return to: Dawn T. Christoffersen, DTC Advisors, LLC, 8820 Ladue Road, Suite 202, St. Louis, Missouri 63124, whose telephone number is (314) 218-3040.

FUTURE TAX BILLS

Grantee's Address and the place to send all Real Estate Tax Statements issued subsequent to the recording of this instrument is: Christopher Rizzo, 4048 N. Clark St., Unit H, Chicago, IL 60613.

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EXHIBIT A

That part of the East 1/2 of the Southwest 1/4 of Section 17, Township 40 North, Range 14, East of the Third Principal Meridian, lying East of a line which is 100 feet East of the parallel with the East line of Southport Avenue, lying North of a line which is 353 feet North of and parallel, with the South line of said Southwest 1/4 of Section 17 and lying Southeasterly of a line which is 100 feet Southeasterly of and parallel with the Southeasterly line of Belle Plaine Avenue, (except that part of the land dedicated for public alley by plat recorded November 22, 1971 as document number 21719002), all in Cook County, Illinois.

Parcel 1:

That part of the above described as follows:

Commencing at the Southerly line of the 15 foot alley as described per document number 21719002 and the Westerly line of North Clark Street, said point of commencement also being the Northeast corner of the above described tract; thence South 23 degrees 16 minutes 48 seconds East along said Westerly line of North Clark Street, 0-80 feet; thence South 66 degrees 14 minutes 28 seconds East, 27.29 feet to the point of beginning; thence South 23 degrees 45 minutes 32 seconds East, 20.93 feet; thence South 00 degrees 16 minutes 00 seconds East, 11.46 feet; thence North 89 degrees 40 minutes 57 seconds East, 0.37 feet; thence South 00 degrees 44 minutes 32 seconds East, a distance of 8.95 feet; thence South 89 degrees 44 minutes 19 seconds West, 21.09 feet; thence North 00 degrees 16 minutes 00 seconds West, 11.46 feet; thence North 23 degrees 45 minutes 32 seconds West, 20.90 feet; thence North 66 degrees 14 minutes 28 seconds West, 22.50 feet to the point of beginning, all in Cook County, Illinois; with an easement over the Southerly 3.00 feet of the Northerly 7.80 feet above elevation 57.5 (Chicago City Datum)

Parcel 2:

Easement for the benefit of Parcel 1 for ingress and egress on, over and across the property known as "common area" and "common facilities" as set forth in declaration of easements restrictions and covenants for Graceland Court Townhomes recorded December 11, 1998 as document number 08128213.

Parcel 3:

Easement for the benefit of Parcel 1 for emergency access and egress on, over and across the roofs, decks, balconies and exit stairways on adjacent parcels in the event of imminent threat to personal safety as set forth in declaration of easements, restrictions, and covenants for Graceland Court Townhomes recorded December 11, 1998 as document number 08128213.