

UNOFFICIAL COPY

Doc# 2407402231 Fee: \$59.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 3/14/2024 12:17 PM Pg: 1 of 3

Prepared By, Mail Tax Statements To:

Juliette Elizabeth Onody
3256 W Armitage Ave, #7
Chicago, IL 60647

When Recorded, Mail To:

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

Parcel Identification Number:

13-35-234-051-0000

REVOCABLE TRANSFER ON DEATH INSTRUMENT

Illinois Compiled Statutes 27/1 et seq.

Owner Making this Deed

Juliette Elizabeth Onody AKA Juliette E. Onody

a single woman whose address is 3256 W Armitage Ave, #7, Chicago, IL 60647.

Legal Description of the Property

See Exhibit A

Parcel Identification Number : 13-35-234-051-0000

Address of the Property

3256 W Armitage Ave, #7, Chicago, IL 60647, Cook County

Beneficiaries

I designate the following beneficiary:

Catherine Anne Borges, whose address is 5025 NW 180th Terrace, Portland, OR 97229

If Catherine Anne Borges does not survive me, the property shall pass to my estate.

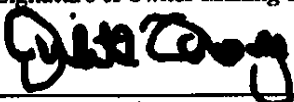
Transfer on Death

I, Juliette Elizabeth Onody, 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]

UNOFFICIAL COPY


Name and Signature of Owner Making this Instrument:



Juliette Elizabeth Onody

2/22/2024
Date

Witnesses

On this 22nd day of February, 2024, Juliette Elizabeth Onody, 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
B. Deniz
Printed name
5400 Mountain Vista, Apt. 127
Address
Las Vegas, NV, 89120
Address


Second Witness

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

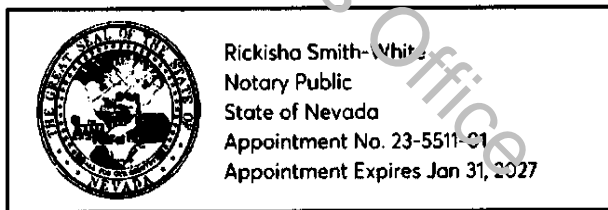
Acknowledgment of Notary Public

STATE OF Nevada
COUNTY OF Clark

This instrument was acknowledged before me by means of audio/visual communication on the 22nd day of February, 2024 by Juliette Elizabeth Onody, the transferor(s), and B. Deniz and Anita Richardson, the witnesses.

GIVEN UNDER my hand and notarial seal this 22nd day of February, 2024.


Signature
Rickisha Smith-White
Printed Name



Notary seal

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

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

PARCEL 1:

THAT PART OF LOT 11 IN C.N. SHIPMAN, W.A. BILL AND N.A. MERRILL'S SUBDIVISION OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 35, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING ON THE SOUTHWEST CORNER OF LOT 11 AND RUNNING NORTH 0°24'18" WEST (ON AN ASSUMED BEARING) ALONG THE WEST LINE OF LOT 11, A DISTANCE OF 129.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0°24'18" WEST CONTINUING ON THE SAID WEST LINE OF LOT 11, A DISTANCE OF 20.69 FEET TO A NORTHWEST CORNER OF LOT 11. THENCE EAST ALONG THE NORTH LINE OF LOT 11, A DISTANCE OF 48.40 FEET; THENCE SOUTH 0°24'18" EAST ALONG THE EAST LINE OF LOT 11 A DISTANCE OF 20.16 FEET TO THE POINT, SAID POINT BEING ON THE EASTERLY CENTER LINE EXTENSION OF SAID CONCRETE BLOCK PARTY WALL; THENCE SOUTH 89°26'13" WEST ON THE EASTERLY AND WESTERLY CENTER LINE EXTENSION OF SAID CONCRETE BLOCK PARTY WALL, A DISTANCE OF 48.40 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2:

NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CONTAINED IN THE DECLARATION OF PARTY WALL RIGHTS, EASEMENTS, RESTRICTIONS AND COVENANTS FOR ARMITAGE TOWNHOMES RECORDED APRIL 29, 2005 AS DOCUMENT 0511934003 AND RERECORDED MAY 24, 2005 AS DOCUMENT 0514445128 FOR THE PURPOSES OF INGRESS AND EGRESS AND PARKING.

Subject to: Covenants, conditions, restriction of record, and public and utility easements, provided that such exceptions do not impair Purchaser's intended use of the Unit of residential purposes, and general real estate taxes for the year 2006 and subsequent years.

Parcel ID No.: 13-35-234-051-0000

Property commonly known as: 3256 W ARMITAGE AVE #7, CHICAGO, IL 60647