

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

Doc#: 2408514113 Fee: \$59.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/25/2024 9:40 AM Pg: 1 of 3

### Name & address of Owner:

Anna Gramer  
4550 N. Milwaukee Avenue, Unit  
J, Chicago, IL 60630

This was prepared by  
(& mail recorded transfer on  
death instrument to):

Mary E. Vaneck  
Matlin Law Group, P.C.  
Attorneys & Counselors at Law  
500 Skokie Boulevard #100  
Northbrook, IL 60062

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(The space above for Recorder's use only.)

I, ANNA GRAMER, a single person, ("Owner"), being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument by stating as follows:

That the above referenced property owner is an owner of the real estate described below under a duly recorded deed recorded 01/09/2023 as document #2300946169.

That I hereby revoke all prior Transfer on Death Instruments executed and recorded by me with regard to the real estate described below, located in the Cook County, Illinois.

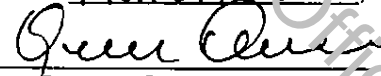
That upon my death, I give all rights, shares and interest in the real estate described below, located in Cook County, Illinois, to my sister, EWA KOZLOWSKI, if then living, otherwise to my niece, JULIA KOZLOWSKI then living, (and the then living descendants, if any, collectively and *per stirpes*).

SEE ATTACHED LEGAL DESCRIPTION

Street address: 4550 N. Milwaukee Avenue, Unit J, Chicago, IL 60630

Real estate index number: 13-16-117-038-0000

The Owner has signed this transfer on death instrument on MARCH 15, 2024.

  
\_\_\_\_\_  
Anna Gramer, Owner

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The Owner, ANNA GRAMER, signed this 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.

Witnesses

Addresses

Glenn Franzer

500 Skokie Blvd, Ste 100, Northbrook, IL 60062

Mary E. Vanek

500 Skokie Blvd, Ste 100, Northbrook, IL 60062

STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

The witnesses, being duly sworn, state that, on this 15<sup>th</sup> day of March, 2024, we saw ANNA GRAMER, the Owner, sign this transfer on death instrument, in our presence, we attested this transfer on death instrument in the Owner's presence and in the presence of each other, and we believed the Owner to be of sound mind and memory and under no constraint or undue influence at the time of signing of this transfer on death instrument. The Owner affirms this statement.

Anna Gramer  
ANNA GRAMER, Owner

Glenn Franzer  
WITNESS

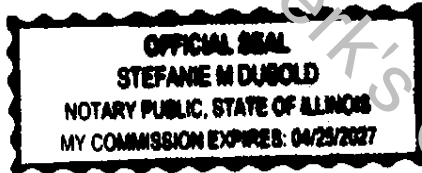
Glenn Franzer

Mary E. Vanek  
WITNESS

Mary E. Vanek

SIGNED and sworn to before me by the Owner, and by each of the above witnesses, this 15<sup>th</sup> day of March, 2024.

Stefanie M Dubold (SEAL)  
NOTARY PUBLIC



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## LEGAL DESCRIPTION

All those certain parcels of land situated in the County of Cook, State of Illinois, being known and designated as follows:

**Parcel 1:**

The Southwesterly 21.75 feet of the Northeasterly 167 feet of Lot 3 (Except the Northwesterly 45 feet thereof) in the subdivision of that part West of Milwaukee Avenue in Lot 5 in the school trustee's subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian. (Except the North 1 ½ rods of the South 4 rods thereof);

**Parcel 2:**

An undivided 1/15 interest in that part of Lot 3 in the subdivision of that part West of Milwaukee Avenue in Lot 5 of the school trustee's subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian (Except the North 1 ½ rods of the South 4 Rods thereof) also that part of Lot 1 in Block 1 in Roberts Milwaukee Avenue subdivision of Lots 5 and 10 of the Subdivision of that Part West of Milwaukee Avenue in Lot 5 of the school trustee's subdivision of Section 16, Township 40 North, Range 13 East of the Third Principal Meridian. (Except the North 1 ½ Rods of the South 4 rods thereof)  
Described as follows: Beginning at a point on the Northwesterly corner of said Lot 3, 189.25 feet Southwesterly of the Northeasterly line of said Lot 3; thence Southeasterly on a line of 45 feet; thence Southwesterly on a line parallel with the Northwesterly line of said Lot 3, a distance of 21.75 feet; thence Southeasterly on a line parallel with the Northeasterly line of said Lot 3, to the Southeasterly line of said Lot 3; thence Southwesterly on the Southeasterly line of said Lot 3; to the Southwesterly corner of said Lot 3; thence Southeasterly on the Northeasterly line of said Lot 1; 17.60 feet to the Southeasterly corner of said Lot 1 thence West on the South line of said Lot 1; 20.0 feet; thence Northwesterly to a point on the Northwesterly line of said Lot 3, said point being 33.0 feet Northeasterly of the Northwesterly corner of said Lot 3; Thence Northeasterly along the Northwesterly line of said Lot 3, to the Place of Beginning (Except that part thereof falling in Parcel 2 aforesaid)

**Parcel 3:**

Easements for ingress and egress for the benefits of Parcel 1 and 2 as set forth and defined in the Document recorded as number 18975617, all in Cook County, Illinois.

Property commonly known as: 4550 N. Milwaukee Avenue, Unit J, Chicago, IL 60630  
Real estate index number: 13-16-117-038-0000