

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2411424056 Fee: \$59.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 4/23/2024 10:01 AM Pg: 1 of 3

MAIL TO:

Regina Rathnau
53 W. Jackson Blvd. #862
Chicago, IL 60604

NAME & ADDRESS OF TAXPAYER:

James McCann
Christina McCann
525 W. Hawthorne Place. Unit 3103/3105
Chicago, Illinois 60657

THE GRANTORS, **JAMES C. McCANN and CHRISTINA B. McCANN, husband and wife, as tenants by the entirety**, in fee simple, of the City of Chicago, County of Cook, and State of Illinois; and GRANTEES, **the acting trustee of the JAMES CHRISTOPHER McCANN REVOCABLE TRUST DATED NOVEMBER 10, 2011, as amended and restated, and the acting trustee of the CHRISTINA BARACAT UEMURA McCANN REVOCABLE TRUST DATED NOVEMBER 10, 2011, as amended and restated, as equal tenants in common**, both Illinois trusts, in fee simple, make the following agreement:

WITNESSES: The Grantors in consideration of the sum of Ten Dollars (\$10.00) receipt whereof is hereby acknowledged, and in pursuance and authority vested in the Grantors as said Trustees and of every other power and authority the Grantors hereunto enabling, do hereby convey and quitclaim unto the Grantees, **upon the death of both Grantors**, in fee simple the following:

SEE APPENDIX A FOR LEGAL DESCRIPTION

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

**Permanent Index Number: 14-21-307-061-1227 & 14-21-307-061-1229
14-21-307-061-1264**

**Property Address: 525 W. Hawthorne Place, Unit 3103 & 3105
Chicago, IL 60613
Parking Space P-30 & P-99**

IN WITNESS WHEREOF, the GRANTORS aforesaid has hereunto set their hands and seal this 3 day of April, 2024.



JAMES C. McCANN, Grantor



CHRISTINA B. McCANN, Grantor

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The Grantors, **JAMES C. McCANN AND CHRISTINA B. McCANN**, 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) Julie A. Perich

17624 Sun Bernardino Dr

(signature) Julie A. Perich

Orland Park, IL 60467

(print) MARK FERRARO

53 W JACKSON

(signature) [Signature]

CHICAGO IL 60604

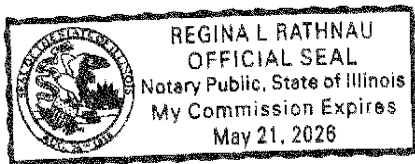
STATE OF ILLINOIS)

SS

COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that **JAMES C. McCANN and CHRISTINA B. McCANN**, as tenants by the entirety, personally known to me to be the same persons 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 trustees, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 3 day of April, 2024.



[Signature]
NOTARY PUBLIC
Commission expires: May 21, 2026

This document was prepared by
The Law Office of Regina L. Rathnau LLC
53 West Jackson Boulevard, Suite 557
Chicago, IL 60604

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APPENDIX A - LEGAL DESCRIPTION

Parcel 1: Units No. 3103 and 3105 in the 525 Hawthorne Place Condominium as delineated on a survey of the following described parcel of real estate: The Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21, inclusive, and 33 to 37, inclusive, in Pine Grove, in Section 21, Township 40 North, Range 14 East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an Exhibit to the Declaration of Condominium recorded November 7, 2002 as Document No. 0021232465, together with its undivided percentage interest in the common elements.

Parcel 2: Easements appurtenant to Parcel 1, as set forth in the Declaration of Condominium, aforesaid, recorded as Document No. 0021232465, and Grantor reserves to itself, its successors and/or assigns, the rights and easements set forth in the Declaration for the benefit of the remaining property described therein.

Parcel 3: Unit No. P-30 in the Hawthorne Place Garage Condominium, as delineated on a survey of part or parts of the following described parcel of real estate: The portion of the following described property which lies below a horizontal plane having an elevation of +30.58 feet Chicago City Datum: The Easterly 160 feet of the Westerly 200 feet of Lot 26 (except the Northerly 107.60 feet thereof) in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21, inclusive, and Lots 33 to 37, inclusive, in Pine Grove, in Section 21, Township 40 North, Range 14, East of the Third Principal Meridian, in Cook County, Illinois; which survey is attached as an Exhibit to the Declaration of Condominium recorded June 25, 2004 as Document No. 0417727057, together with its undivided percentage interest in the common elements.

Parcel 4: Easement for ingress and egress, as set forth in the Easement Agreement between Hawthorne Place LLC and Hawthorne Parking, LLC dated September 13, 2002 and recorded September 17, 2002 a Document No. 0021017513, over the Easterly 25 feet of the Northerly 107.60 feet of the Easterly 160 feet of the Westerly 200 feet of Lot 26 in McConnell's Subdivision of Block 16 in Hundley's Subdivision of Lots 3 to 21, inclusive, and Lots 33 to 37, inclusive, in Pine Grove in Section 21, Township 40 North, Range 14, East of The Third Principal Meridian, in Cook County, Illinois.

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