

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/3/2024 12:27 PM Pg: 1 of 3

MAIL TO:

Regina Rathnau, Esq.
53 West Jackson Boulevard #557
Chicago, IL 60604

NAME & ADDRESS OF TAXPAYER:

Ms. Marilyn J. Willard
670 Hinman Ave. Unit 1D
Evanston, IL 60202

THE GRANTOR, **MARILYN J. WILLARD**, an unmarried woman, in fee simple, of Evanston, Illinois; and GRANTEE, my friend, **JULIE GARRISON**, make the following agreement:

WITNESSES: The Grantor, in consideration of the sum of Ten Dollars (\$10.00), receipt whereof is hereby acknowledged, do hereby convey and quitclaim **upon death of the Grantor owner** and unto the Grantees in fee simple the following:

SEE APPENDIX A FOR LEGAL DESCRIPTION

Permanent Index Number: 11-19-407-030-1010

Property Address: 670 Hinman Ave. Unit 1D
Evanston, IL 60202

together with the tenements, hereditaments and appurtenances thereunto belonging or in any wise appertaining.

IN WITNESS WHEREOF, the GRANTOR aforesaid have hereunto set her hand and seal this 29th day of May 2024.



MARILYN J. WILLARD, Grantor

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The Grantor, **MARILYN J. WILLARD**, 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) Caroline Warming Faglor

15321 S. 94th Ave Ste 100

(signature) Caroline Warming Faglor

Orland Park, IL 60462

(print) Kathleen M. Rascep

15321 S. 94th Ave Ste 100

(signature) Kathleen M. Rascep

Orland Park, IL 60462

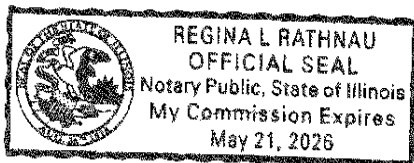
State of Illinois)

) SS
)

County of Cook)

I, the undersigned, a Notary Public in and for said County, in said State, DO HEREBY CERTIFY that **MARILYN J. WILLARD AND WITNESSES** (Caroline Warming Faglor AND Kathleen M. Rascep), personally known to me to be the same people 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 trustee, for the uses and purposes therein set forth.

GIVEN under my hand and notarial seal, this 29 day of May 2024.



Regina L. Rathnau
NOTARY PUBLIC
Commission expires: 5/21/26

This instrument was prepared by:

The Law Office of Regina L. Rathnau LLC
53 West Jackson Boulevard, Suite 557
Chicago, Illinois 60604

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APPENDIX A - LEGAL DESCRIPTION

UNIT NO. 670-1D, IN HINMAN GARDENS CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS 22, 23, AND 24 IN BLOCK 2 IN KEDZIE AND KEENEY'S ADDITION TO EVANSTON IN THE SOUTH EAST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 91316337, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS AND TOGETHER WITH EXCLUSIVE PARKING RIGHT IN SPACE 18.

SUBJECT TO: TAXES FOR THE YEAR AND ALL SUBSEQUENT YEARS; COVENANTS AND RESTRICTIONS OF RECORD; RECORDED DECLARATION OF CONDOMINIUM; CONDOMINIUM ASSOCIATION DUES DUE AFTER THE DATE OF THIS DOCUMENT; PUBLIC UTILITY EASEMENTS AND ALL ZONING AND BUILDING ORDINANCES.

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