

# UNOFFICIAL COPY

Doc#: 2417330026 Fee: \$59.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 6/21/2024 9:57 AM Pg: 1 of 3

**PREPARED BY:**

Josephine M. Hamel  
Drost Kivlahan McMahon & O'Connor LLC  
11 S. Dunton Avenue  
Arlington Heights, IL 60005

**MAIL TAX BILL TO:**

Crister Larson and Nicole Larson  
1122 North Dearborn Street, #20H  
Chicago, IL 60610

**MAIL RECORDED DEED TO:**

Drost Kivlahan McMahon & O'Connor LLC  
11 S. Dunton Avenue  
Arlington Heights, IL 60005

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**TRANSFER ON DEATH INSTRUMENT**  
**Statutory (Illinois)**

WE, **Crister Larson and Nicole Larson**, husband and wife, ("Owner(s)"), of 1122 North Dearborn Street, #20H, Chicago, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument as follows:

That we are the Owners of residential real estate under a duly recorded Warranty Deed dated March 38, 2023 and recorded on April 14, 2023, as document number 2310406175, in the County of Cook, State of Illinois. The residential real estate is legally described as:

**UNIT NO. 20H IN 1122 NORTH DEARBORN CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:**

**CERTAIN PARTS OF THE NORTH 10.00 FEET OF LOT 18 AND ALL OF LOTS 19, 20 AND 21 IN BLOCK 18 IN BUSHNELL'S ADDITION TO CHICAGO IN THE EAST 1/2 OF THE SOUTH EAST 1/4 OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT #99598623; AND AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.**

**PARCEL 2:**

**THE EXCLUSIVE RIGHT TO THE USE OF THE BALCONY WHICH IS ATTACHED TO SAID UNIT 20H A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENTS #99598623; AND AMENDED FROM TIME TO TIME.**

Property Index Number: 17-04-413-021-1172

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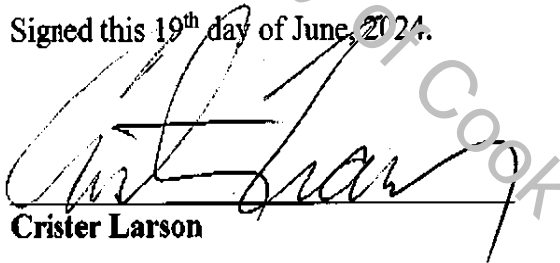
Property Address: 1122 North Dearborn Street, 20H, Chicago, IL 60610

That under 775 ILCS 27/1 et. Seq., the owner of the property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the death of **Crister Larson** and **Nicole Larson**, we hereby convey and transfer the residential real estate listed above equally to our children. We now have two children whose names and addresses are as follows:

**JEFFREY LARSON**, 201 E. Chestnut Street, 11F, Chicago, IL 60611; and  
**ERIC LARSON**, 655 W. Irving Park Road, #2213, Chicago, IL 60613

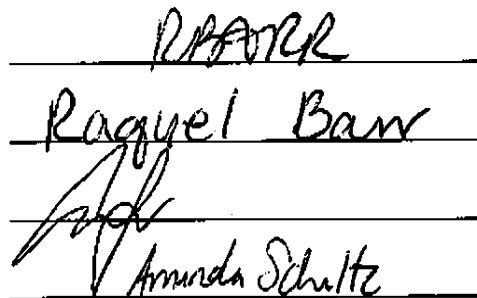
Signed this 19<sup>th</sup> day of June, 2024.

  
Crister Larson

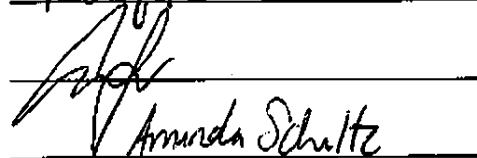
  
Nicole Larson

### WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presences 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 the Owners' execution was their own free and voluntary act, and we believed the Owners to be of sound mind and memory at the time of signing.

  
Rachel Barr

Address 11 S. Dunton Avenue  
Arlington Heights, IL 60005

  
Amanda Schultz

Address 11 S. Dunton Avenue  
Arlington Heights, IL 60005

