## **UNOFFICIAL COPY**

PREPARED BY:

Josephine M. Hamel Drost Kivlahan McMahon & O'Connor LLC 11 S. Dunton Avenue Arlington Heights, IL 60005 Doc#, 2417330026 Fee: \$59,00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/21/2024 9:57 AM Pg: 1 of 3

#### 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

## 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 Courty, 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 CONDOM NIUM 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 ACTACHED 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, 6.5 W. Irving Park Road, #2213, Chicago, IL 60613

Signed this 19th day of June, 2024.

#### **WITNESSFS**

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.

Address 11 S. Dunton Avenue

Arlington Heights, IL 60005

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Arlington Heights, IL 60005

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STATE OF ILLINOIS	)			
COUNTY OF COOK	)ss )			
I, the undersigned, a Notar CERTIFY that Crister Lawhom are personally knot the foregoing instrument, they signed, sealed and deuse and purposes therein Given under my or	rson and Nicole lown to me to be to appeared before elivered the said set forth.	Larson and the all the same persons e me this day in instrument as the	bove named witnesses, whose names are subsequenced person, and acknowled ir free and voluntary ac	, each of cribed to lged that
Given under my i		sour this 19 day	01 Julio, 202 1.	
OFFICIAL SEAL MONICA S BOCTOR Notary Public, State of Illinois . Commission No. 982217 My Commission Expires December 0		Mono	Notary Public	
Notary Commission No.		_0		
Exempt under provisions	of Paragraph E,	Section 4, Real I	Estate Transfer Tax Act	t.
6/19/24 Date		Representative	Co. Trice	_