

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

Doc#: 2420420395 Fee: \$59.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/22/2024 3:47 PM Pg: 1 of 3

### Owner (Grantor)/Taxes to:

**Jeryl A. Chico**  
**6401 N. Lincoln Ave., Unit 404**  
**Morton Grove, IL 60053**

**Prepared by/ Return to**  
**Dutton Casey & Mesoloras, PC**  
**65 E. Wacker Place, Suite 1200**  
**Chicago, IL 60601**

Area above for county recorder use only

I, **Jeryl A. Chico**, (referred to hereinafter as "Owner"), a single person of 6401 N. Lincoln Ave., Unit 404, Morton Grove, IL 60053, being of sound mind and memory, do hereby make, declare, and publish this Transfer on Death Instrument, and state as follows:

That I am the sole owner of the residential real estate located in Cook County, Illinois, having the legal description listed below.

### PARCEL 1:

UNIT 404 IN THE MORTON HOUSE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOTS "A" AND "B" IN THE SUBDIVISION OF LOTS 1 AND 2 IN BLOCK 1 IN MORTON GROVE, BEING A SUBDIVISION OF THE EAST 4.63 CHAINS OF THAT PART OF THE NORTHEAST 1/4 LYING SOUTH OF GROSS POINT ROAD AND OF THE NORTH 3 ACRES OF THE EAST 10 ACRES OF THE NORTH 1/2 OF THE SOUTH EAST 1/4 OF SECTION 19 AND OF THAT PART OF THE NORTHWEST 1/4 OF SECTION 20, LYING SOUTH OF GROSS POINT ROAD AND WEST OF THE CHICAGO MILWAUKEE AND ST. PAUL RAILROAD, ALL IN TOWNSHIP 43 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH ALL OF LOTS 3, 4 AND 5 AND THAT PART OF LOTS 6, 7, 8, 9, 10 AND 11 LYING NORTH OF THE NORTH LINE OF THE SOUTH 120 FEET OF SAID LOTS 6, 7, 8, 9, 10 AND 11 ALL IN BLOCK 1 IN MORTON GROVE AFORESAID ALL IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "B" TO THE DECLARATION OF CONDO RECORDED AS DOCUMENT 93730414 AS 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 PARKING GARAGE UNIT NUMBER P-66 A LIMITED COMMON ELEMENT AS DELINEATED ON THE SURVEY ATTACHED TO THE SAID DECLARATION.

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Property Address: 6401 N. Lincoln Ave., Unit 404, Morton Grove, IL 60053

Parcel Identification/Index Number: 10-19-203-027-1032

That, effective upon my death, I convey and transfer the above-described real estate to the following Beneficiaries and I hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

In equal shares to my children, Sarah Brancky, Alyssa Ravine, and Rebecca Zuckerman, provided that if a child predeceases me but a descendant of theirs survives me, the share that would have been allocated for the deceased child, if living, shall pass *per stirpes* to the child's descendants who survive me.

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that minor to his or her legal guardian, if any, otherwise to a parent, or if none are living, then to his or her nearest living adult kindred who is also a Designated Beneficiary hereunder, or if none, then to the person's nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until the age of 21.


Signed this 18<sup>th</sup> day of July, 2024.

  
\_\_\_\_\_  
Jeryl A. Chico

### Witnesses (2 are required)

We, the undersigned witnesses, DO HEREBY CERTIFY:

- 1) The person identified in this Transfer on Death Instrument as Owner signed this Instrument in our presence on the date shown above.
- 2) We signed this Instrument in the presence of the Owner and in the presence of each other.
- 3) We believed the Owner to be of sound mind and memory at the time of signing.

  
\_\_\_\_\_  
Witness signature

Julia Ford  
Printed name

Printed name

1870 W. Winchester Rd #245  
Street address

Street address

Libertyville IL 60048  
City, state, zip code

City, state, zip code

  
\_\_\_\_\_  
Witness signature

Ronda Landry  
Printed name

Printed name

1870 W. Winchester Rd #245  
Street address

Street address

Libertyville IL 60048  
City, state, zip code

City, state, zip code

