

# UNOFFICIAL COPY

## OWNERS' ADDRESS AND MAIL TAX BILLS TO:

JAMES AND GLADYS STEWART  
2306 W. 80<sup>TH</sup> STREET  
CHICAGO, IL 60620



Doc#: 1309546001 Fee: \$40.00  
RHSP Fee: \$10.00 Affidavit Fee:  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/05/2013 10:29 AM Pg: 1 of 2

## BENEFICIARIES' NAMES AND ADDRESSES:

ERIC D. STEWART  
11037 WARNER AVENUE, #107  
FOUNTAIN VALLEY, CA 92708

EDWARD T. STEWART  
9422 HILLVIEW DRIVE  
DALLAS, TX 75231

## TRANSFER ON DEATH INSTRUMENT

This Transfer on Death Instrument is made this 8<sup>th</sup> day of March, 2013, by JAMES W. STEWART and GLADYS NELL SANDIFER STEWART, husband and wife, as joint tenants, of the City of Chicago, County of Cook and State of Illinois (herein "Owners"), being the sole Owners of the following legally described residential real estate located in Cook County, Illinois, to wit:

LOT 36 IN WESTERN AVENUE AND 80<sup>TH</sup> STREET RESUBDIVISION OF LOTS 1 TO 45 INCLUSIVE IN BLOCK 2 IN O.H. BECKWITH'S SUBDIVISION OF BLOCKS 14 AND 15 IN HUNTER'S SUBDIVISION OF THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 38 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

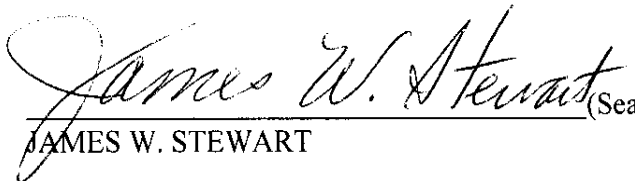
PERMANENT REAL ESTATE INDEX NUMBER: 20-31-104-036-0000

ADDRESS OF REAL ESTATE: 2306 W. 80TH STREET, CHICAGO, IL 60620

The Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer, effective on the last to die of the Owners, the above described real estate to the following beneficiaries:

ERIC D. STEWART AND EDWARD T. STEWART, each as to an undivided 50% interest, to be held as tenants in common; however, if either child predeceases the last Owner to die, to the deceased child's then living descendants who survive the Owners, *per stirpes*.

IN WITNESS WHEREOF, the said Owners have hereunto set their hands and seals the day and year first above written.

 (Seal)  
JAMES W. STEWART

 (Seal)  
GLADYS NELL SANDIFER STEWART

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STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owners were, at the time of signing, of sound mind and memory and under no undue influence.

Mary L. Smith  
Witness Signature

MARY L. SMITH  
[Print Name]

6007 S. Elizabeth  
[Address]

CHICAGO IL 60636  
[City, State, Zip]

David E. Smith  
Witness Signature

David E. Smith  
[Print Name]

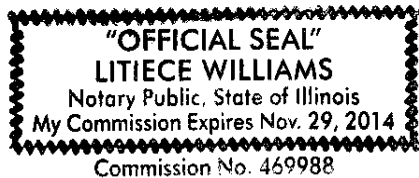
6007 S Elizabeth  
[Address]

Chicago IL 60636  
[City, State, Zip]

STATE OF ILLINOIS )  
 ) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, do hereby certify that the Owners and witnesses 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 signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including release of homestead rights.

Given under my hand and notarial seal this 8<sup>th</sup> day of March, 2013



[Signature]  
Notary Public  
My commission expires on Nov. 29, 2014

EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

\_\_\_\_\_  
Buyer, Seller or Representative

**THIS INSTRUMENT WAS PREPARED BY AND  
MAIL/DELIVER TO:**  
ANNE CHESTNEY MUDD  
3958 HAMPTON AVENUE  
WESTERN SPRINGS, IL 60558