



Doc#: 1328815020 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 10/15/2013 09:09 AM Pg: 1 of 3

## TRANSFER ON DEATH INSTRUMENT

**PREPARED BY AND  
AFTER RECORDING RETURN TO:**  
Jeanine M. Cunningham, LLC  
Attorney at Law  
1415 West 55<sup>th</sup> Street  
Suite 101  
La Grange, IL 60525  
Tel: (708) 352-1741  
Fax: (708) 354-9885

(The Above Space For Recorder's Use Only)

### OWNER'S NAME AND ADDRESS AND TAXES TO:

Judith M. Ward  
737 Ridge Avenue  
#3D  
Evanston, Illinois 60202

### BENEFICIARIES' NAMES & ADDRESSES:

1. Katherine Ward Bartholomew, 2234 Grove Avenue, Berwyn, Illinois 60402  
(Daughter)
2. Christine L. Ward, 1019 Raleigh Road, Glenview Illinois 60025  
(Daughter)
3. Maren E. Ward, 2220 16<sup>th</sup> Avenue South, Minneapolis, Minnesota 55404  
(Daughter)

THIS TRANSFER ON DEATH INSTRUMENT made this 8<sup>th</sup> day of October, A.D. 2013, by Judith M. Ward, a widow who has not since remarried, of the City of Evanston, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

# UNOFFICIAL COPY

Legal description:

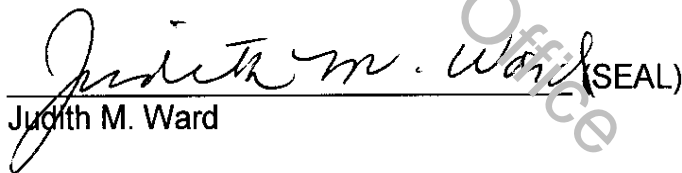
UNIT 3D DELINEATED ON SURVEY OF LOTS 7 AND 8 IN BLOCK 4 IN GROVE ADDITION TO EVANSTON IN SECTION 19, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND ALSO THE NORTH 1/2 OF THE EAST AND WEST VACATED ALLEY LYING SOUTH OF AND ADJOINING LOT 8 IN BLOCK 4 IN GROVE ADDITION TO EVANSTON AFORESAID, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION MADE BY NORTHWEST NATIONAL BANK OF CHICAGO, AS TRUSTEE UNDER TRUST NO. 3012, RECORDED IN THE OFFICE OF THE RECORDER OF COOK COUNTY, ILLINOIS AS DOCUMENT 23317780, TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) ALL IN COOK COUNTY, ILLINOIS.

Property Address: 737 Ridge Avenue, #3D, Evanston, Illinois 60202  
Parcel Identification Number: 11-19-309-020-1017

The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner last to die, the above described residential real estate in equal shares to her three daughters, listed below, with rights of representation for the descendants of a deceased daughter, per stirpes.

Katherine Ward Bartholomew, 2234 Grove Avenue, Berwyn, Illinois 60402 (Daughter)  
Christine L. Ward, 1019 Raleigh Road, Glenview, Illinois 60025 (Daughter)  
Maren E. Ward, 2220 16<sup>th</sup> Avenue South, Minneapolis, Minnesota 55404 (Daughter)

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

 (SEAL)  
Judith M. Ward

STATE OF ILLINOIS     )  
                                          ) S.S.  
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 Owner as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the

# UNOFFICIAL COPY

best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.

Date: October 8, 2013

Molly Bloom  
WITNESS [Name]

3143 Doriann Drive Northbrook, IL 60062  
[Address]

Richard Jones  
WITNESS [Name]

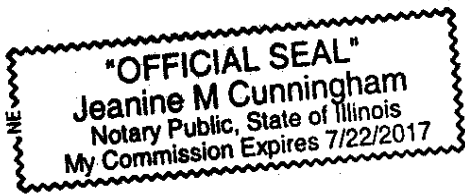
5444 N. NATCHEZ CHICAGO IL 60656  
[Address]

STATE OF ILLINOIS  
COUNTY OF COOK

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner and witnesses personally known to me to be the same person(s) whose name(s) 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.

GIVEN under my hand and official seal, this 8<sup>th</sup> day of October, 2013.

Jeanine M. Cunningham  
Notary Public  
My commission expires on:  
7/22/2017



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

10-8-13  
Date

Jeanine M. Cunningham  
Buyer, Seller or Representative  
Agent

Send all future tax bills to Judith M. Ward, 737 Ridge Avenue, #3D, Evanston, Illinois 60202