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TRANSFER ON DEATH INSTRUMENT



Doc#: 1330946003 Fee: \$42.00
RHSP Fee:\$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 11/05/2013 11:28 AM Pg: 1 of 3

Property of Cook County Office

This **TRANSFER ON DEATH INSTRUMENT** is made on September 18, 2013, by PATRICIA DUFFIN, (hereinafter the "Owner"), of 13961 Berkhansted Ct., Orland Park, Illinois 60462, who is the owner of the residential real estate legally described on Exhibit A attached hereto, located in Cook County, Illinois.

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective upon the death of the Owner) said residential real estate to the following Beneficiaries:

- Beneficiaries: Owner's daughter, ERIN DUFFIN, of 13961 Berkhansted Ct., Orland Park, Illinois 60462
 Owner's daughter, LAURA DUFFIN, of 1116 Coneflower Ct., Minooka, IL 60447
 Owner's daughter, RACHEL DUFFIN, of 9727 S 89th Ave Apt 2N, Palos Park, IL 60465

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.

PATRICIA DUFFIN

STATE OF ILLINOIS)
) SS WITNESS ACKNOWLEDGEMENT
COUNTY OF DUPAGE)

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 the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner signed

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this Transfer on Death Instrument as her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

[Signature]
Witness

Address: 1708 Lakeview Dr.
Darien IL 60561

[Signature]
Witness

Address: 8316 Woodland Dr.
DARIEN IL 60561

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT PATRICIA DUFFIN and the witnesses identified above, 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. Given under my hand and official seal, this 18th day of September, 2013.



[Signature]
Notary Public

Future Taxes to: PATRICIA DUFFIN, 13961 Berkhansted Ct., Orland Park, Illinois 60462

Transfer **EXEMPT** under the provisions of Paragraph (e), Section 31-45, Property Tax Code

Date: September 18, 2013

Grantor/Representative: [Signature]

**INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**
William J. Cotter
Coman & Anderson, P.C.
650 Warrenville Road, Suite 500
Lisle, Illinois 60532-4318

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EXHIBIT A
[LEGAL DESCRIPTION]

Parcel 1:

Lot 22 in Wedgewood Commons Unit 2, being a Resubdivision of Lot 116 in Villa D'Este, being a Subdivision of parts of the Southwest $\frac{1}{4}$, Southeast $\frac{1}{4}$ and the Northwest $\frac{1}{4}$ of Section 2, Township 36 North Range 12, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2:

Easement for ingress and egress appurtenant to and for the benefit of Parcel 1 as set forth in the Declaration Covenants, Restrictions, Easements, Charges and Liens recorded November 13, 1978, as Document 24712655.

Permanent Real Estate Index No.: 27-02-308-022-0000

Address of Real Estate: 13961 Berkhansted Ct., Orland Park, Illinois 60462