

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT



Doc#: 1417708110 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 06/26/2014 01:44 PM Pg: 1 of 2

THIS TRANSFER ON DEATH INSTRUMENT, made this 24th day of June, 2014, by MICHAEL TALBOT, also known as, MICHAEL R. TALBOT, of the City of Palos Hills, County of Cook, (herein "Owner") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

### Legal Description –

UNIT 9134-2S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN LAS FUENTES CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 89615776 AND AS AMENDED FROM TIME TO TIME, IN THE NORTHEAST ¼ OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Address of Property: 9134 Del Prado Drive, Palos Hills, Illinois 60465  
Permanent tax index No.: 23-10-209-013-1066

The Owner, being of sound mind and memory, hereby revoke all prior transfer on death instruments for the above described residential real estate, and convey and transfer, effective on the death of the Owner, MICHAEL TALBOT, also known as, MICHAEL R. TALBOT, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real estate to the following Designated Beneficiary[ies]:

MARGARET R. RADZIWON, born on January 9, 1973. If MARGARET R. RADZIWON does not survive MICHAEL TALBOT, also known as, MICHAEL R. TALBOT, the Designated Beneficiary[ies] will be CRYSTAL LYNN MIGUEZ.

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IN WITNESS WHEREOF the said Owner has executed this Transfer on Death Instrument on June 24, 2014.

*[Signature]*  
MICHAEL TALBOT,  
also known as MICHAEL R. TALBOT

We, the undersigned witness hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by MICHAEL TALBOT, also known as, MICHAEL R. TALBOT, as his Transfer on Death Instrument in our presence and that we, at his request and in his 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 executed the Transfer on Death Instrument as his own free and voluntary act, and that at the time of the execution we believed MICHAEL TALBOT, also known as, MICHAEL R. TALBOT to be of sound mind and memory.

*Karen A. DeLise*  
Karen A. DeLise, Witness  
4927 W. 95th Street  
Oak Lawn, Illinois 60453

*Marie J. Passi*  
Marie J. Passi, Witness  
4927 W. 95th Street  
Oak Lawn, Illinois 60453

STATE OF ILLINOIS )  
 ) ss.  
COUNTY COOK )

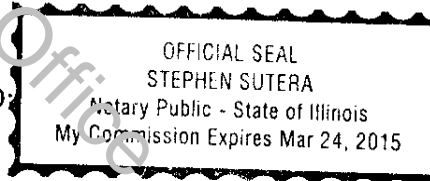
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MICHAEL TALBOT, also known as, MICHAEL R. TALBOT, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 24 day of JUNE, 2014.

Commission expires 3/24, 2015  
*[Signature]*  
NOTARY PUBLIC

This instrument was prepared by and  
MAIL TO:  
**STEPHEN SUTERA, Attorney**  
4927 West 95th Street  
Oak Lawn, Illinois 60453  
(708)857-7255

SEND SUBSEQUENT TAX BILLS TO:  
**MICHAEL TALBOT,**  
9134 Del Prado Drive  
Palos Hills, Illinois 60465



Exempt under provisions of Paragraph E,  
Section 4, Real Estate Transfer Tax Act.  
*[Signature]* *[Signature]*  
Date Representative