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MAIL DOCUMENT TO:**
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Doc#: 1505745036 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 02/26/2015 12:42 PM Pg: 1 of 3

MAIL TAX BILL TO:
V. Ruth Beyler
8225 Juniper Court
Palos Hills, IL 60465

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, V. Ruth Beyler a/k/a Viola Ruth Beyler (sometimes herein referred to as the "Owner"), of 8225 Juniper Court, Unit 34A, Palos Hills, IL 60465, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the owner of residential real estate under a duly recorded Trustee's Deed dated July 31, 1975 and recorded September 26, 1975, as document number 23235600, in the County of Cook, State of Illinois. The residential real estate is legally described as:

SEE ATTACHED LEGAL DESCRIPTION

Property Index Number: 23-23-200-021-1069

Property Address: 8225 Juniper Court, Unit 34A, Palos Hills, Illinois 60465

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the residential real estate listed above to my son, Steven C. Beyler, if he survives me. If he does not survive me, the residential real estate listed above, shall be transferred in equal shares to my sons, Stan A. Beyler and Jeffrey S. Beyler, provided that if either Stan A. Beyler or Jeffrey S. Beyler do not survive me, then such predeceased individual's interest shall be transferred per stirpes to his descendants, or if none, to the survivor of Stan A. Beyler and Jeffrey S. Beyler. The addresses of Steven C. Beyler, Stan A. Beyler and Jeffrey S. Beyler follow below:

Steven C. Beyler, 8225 Juniper Court, Palos Hills, Illinois 60465

Stan A. Beyler, 209 Autumn Chase, Pittsboro, North Carolina 27312

Jeffrey S. Beyler, 18733 Crystal Creek Dr., Mokena, Illinois 60448

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LEGAL DESCRIPTION

UNIT NUMBER 34A, TOGETHER WITH A PERPETUAL AND EXCLUSIVE USE OF PARKING SPACE AND STORAGE AREA DESIGNATED AS 34AGS, AS DELINEATED ON A SURVEY OF A PARCEL OF REAL PROPERTY LOCATED IN SECTION 23, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPLE MERIDIAN, AS MORE FULLY DESCRIBED AND SHOWN ON THE PLAT ATTACHED AS EXHIBIT "A" TO THE DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 22,647,270 ON MARCH 7, 1974, AS AMENDED BY DOCUMENT NUMBER 22,735,943, RECORDED ON JUNE 3, 1974, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS AMENDED BY DOCUMENT NUMBER 22,897,894, RECORDED ON NOVEMBER 4, 1974, AND AS AMENDED BY DOCUMENT NUMBER 23,003,640, RECORDED ON FEBRUARY 21, 1975, IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, TOGETHER WITH A PERCENT OF COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATION AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS AS SUCH AMENDED DECLARATIONS ARE FILED OF RECORD, IN THE PERCENTAGES SET FORTH IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGE SHALL AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.

PROPERTY ADDRESS: 8825 JUNIPER COURT, UNIT 34A, PALOS HILL, IL 60465

PERMANENT INDEX NUMBER: 23-23-200-021-1069