

# UNOFFICIAL COPY

Exempt under Provisions of Paragraph  
Section 31-45, Real Estate Transfer  
Tax Act.

4/16/15 [Signature]  
Date Buyer/Seller Representative



Doc#: 1510745038 Fee: \$42.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 04/17/2015 09:46 AM Pg: 1 of 3

## TRANSFER ON DEATH INSTRUMENT

OWNERS NAME, ADDRESS AND  
TAXES TO:

Mr. & Mrs. Stephen Kozak  
7415 N. Overhill Ave.  
Chicago, IL 60631

BENEFICIARY'S NAME & ADDRESS:  
Stephen Kozak and Janet L. Kozak  
7415 N. Overhill Ave., Chicago, IL 60631

THIS TRANSFER ON DEATH INSTRUMENT made this 16<sup>th</sup> day of April, 2015, by STEPHEN KOZAK and JANET L. KOZAK, jointly with full right of survivorship of the City of Chicago, County Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner(s) of the following legally described residential real estate located in Cook County, Illinois:

### **Legal Description (Schedule of Real Estate attached)**

Property Address: 7415 N. Overhill Ave., Chicago, IL 60631  
Parcel Identification No. 09-25-314-014-0000

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(s) and transfer(s), effective on the death of the Owner last to die, the above described residential real estate, to:

**In equal shares to our children, LYNN KOZAK and STEPHEN HAMILTON KOZAK. Should either of our children be deceased, then and in that event said share shall be distributed to their then living descendants, per stirpes.**

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

[Signature] (Seal)  
STEPHEN KOZAK (Owner's Name)

[Signature] (Seal)  
JANET L. KOZAK (Owner's Name)

CCRD REVIEWER [Signature]

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STATE OF ILLINOIS )  
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 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.

Name: <u><i>[Signature]</i></u>	Name: <u>Pamela Bette</u>
Address: <u>6153 N. MILWAUKEE AVE</u>	Address: <u>6332 W. Halbrook</u>
<u>CHICAGO, IL 60646</u>	<u>Chicago, Ill 60646</u>

STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a Notary Public in and for said County, in State aforesaid, DO HEREBY CERTIFY THAT Owners STEPHEN KOZAK and JANET L. KOZAK and witnesses MICHAEL J. CORNFIELD and PAMELA BETTI 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 notarial seal this 16<sup>th</sup> day of April, 2015.

*Nancy Cornfield*  
(Notary Public)

My Commission Expires:

Sept 10, 2016

Prepared By and Return To:  
(Attorney info)



MICHAEL J. CORNFIELD  
6153 N. MILWAUKEE AVE.  
CHICAGO, IL 60646

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## LEGAL DESCRIPTION

LOT FOUR IN McCABE'S FIRST ADDITION TO EAST RIDGE TERRACE, BEING A SUBDIVISION OF PART OF THE NORTH FIVE HUNDRED THIRTY ONE (531) FEET OF LOT "E" OF PAINE ESTATE DIVISION OF THE EAST ONE HALF OF THE SOUTH WEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

**Address of Property: 7415 N. Overhill Ave., Chicago, IL 60631**  
**P.I.N. 09-25-314-014-0000**

Property of Cook County Clerk's Office