## **UNOFFICIAL COPY**

Karen A. Yarbrough

Cook County Recorder of Deeds

118 North Clark Street Chicago, IL 60602

TRANSFER ON DEATH **INSTRUMENT** 



1512508174 Fee: \$42.00 RHSP Fee:\$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds Date: 05/05/2015 11:00 AM Pg: 1 of 3

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Owners' Names & Address and Taxes to:

Joan M. Graham 5820 West 91st Street Oak Lawn, Illinois 60453

#### Name & Address of Beneficiaries:

Jean J. Beauvais 10411 South Sawyer Avenue Chicago, Illinois 60655

Robert J. Graham 5820 West 91st Street Oak Lawn, n'inois 60453

Walter M. Graham 5820 West 91st Street Oak Lawn, Illinois 60453

### TRANSFER ON DEATH INSTRUME

This TRANSFER ON DEATH INSTRUMENT is made this 22<sup>nd</sup> day of April, 2015.

I, JOAN M. GRAHAM ("Owner"), of 5820 West 91st Street, Oak Lawn, Illinois, being of sound mind and memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of residential real estate ("Property") under a duly recorded Release of Mortgage dated September 27, 1989 and recorded November 16, 1989, as document number 21384911, in the County of Cook, State of Illinois whereby I acquired title to the Property. The Property is legally described as:

LOTS 207 AND 208 IN FRANK DELUGACH'S JAMES HIGHLANDS, BEING A SUB OF THE S1/2 OF THE S1/2 OF THE NE1/4 (EX PRT LYING E OF THE W LINE OF THE E 22 ACRES OF SD 1/2 OF THE NE1/4) OF SEC 5, T 37 N, R 13, E OF THE 3RD P.M., IN COOK CO, ILL.

1512508174 Page: 2 of 3

# **UNOFFICIAL COPY**

Property Index Number:

24-05-229-030-0000

24-05-229-031-0000

Property Address:

5820 West 91st Street, Oak Lawn, Illinois 60453

That under 755 ILCS 27/1 et seq., the owner of residential real estate may transfer residential real estate by a transfer on death instrument; such as, this transfer does not become effective until my death.

That upon my death, I convey and transfer the property to my children, JEAN J. BEAUVAIS, ROBERT J. GRAHAM and WALTER M. GRAHAM in equal shares. If I am predeceased by either JEAN J. BEAUVAIS, ROBERT J. GRAHAM or WALTER M. GRAHAM, I convey and transfer the property to the survivor of them, per stirpes.

I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

IN WITNESS WHEREOF, There executed this Transfer on Death Instrument on this 22<sup>nd</sup> day of April, 2015.

JOAN M. GRAHAM, Owner

### WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Joan M. Graham, 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 best of our knowledge that Joan, executed the Transfer on Death Instrument as her free and voluntary act, and at the time of the execution we believed her to be of sound mind and memory.

Eileen Kertin Walsh

11301 South Harlem Avenue

Worth, Illinois 60482

Kathryn M. Christenson

11301 South Harlem Avenue

Worth, Illinois 60482

1512508174 Page: 3 of 3

## **UNOFFICIAL COPY**

STATE OF ILLINOIS	)
	) SS
COUNTY OF COOK	)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Joan M. Graham (Owner) and Eileen Kerlin Walsh and Kathryn M. Christenson (Witnesses), 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 22nd day of April, 2015.

"OFFICIAL SEAL" CHRISTINE M CADDIGAN

Notary Public, State of Illinois My Commission Expires 6/24/2018

Under penalty of perjury, the undersigned certifies that this transaction is exempt under provisions of paragraph 4 (e), Section 31-45, Real Estate Transfer Tax Act.

Dated this 22<sup>nd</sup> day of April, 2015.

Prepared By: Eileen Kerlin Walsh\*

Clary's Orrica The Law Offices of Eileen Kerlin Walsh P.C.

11301 South Harlem Avenue

Worth, Illinois 60482

\*NOTE: The Attorney preparing this instrument has not examined the title to the real property described herein, and has expressed no opinion regarding title to said real property."