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TRANSFER ON DEATH INSTRUMENT

OWNER(S) NAME AND ADDRESS AND TAXES TO:
PATRICIA R. McNALLY
407 ASHLAND AVENUE, #4F
RIVER FOREST, IL 60305



Doc#: 1513519031 Fee: \$42.00 RHSP Fee: \$9.00 RPRF Fee: \$1.00

Karen A. Yarbrough

Cook County Recorder of Deeds
Date: 05/15/2015 10:06 AM Pg: 1 of 3

BENEFICIARYS NAMES & ADDRESSES:

PATRICIA B. McNaLi 718 Ontario Street Oak Park, Illinois 60302 WILLIAM R. McNALLY 204 Natwick Lane Schaumburg, Illinois 60193

JAMES R. McNALLY 2433 Meadowbrook Lane Westchester, Illinois 60154

THIS TRANSFER ON DEATH INSTRUMENT made this 8th day of May, 2015, by Patricia R. McNally, a single woman, of the Village of River Forest, County of Cook, and State of Illinois, Patricia R. McNally being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

Legal Description -

UNIT NO. 4-F AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIPED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL); LOTS 4 AND 5, AND THE WEST 18.0 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11 AND 12 IN BLOCK 3 PART OF RIVER FOREST BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUME' IT 1291334 IN BOOK 43 OF PLATS, PAGE 20 IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED A', EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 8, 1968 KNOWN AS TRUST NUMBER 14-12, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21171894 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL) THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY IN COOK COUNTY, ILLINOIS.

Property Address: 407 Ashland Avenue, #4F, River Forest, Illinois 60305

Parcel Identification Number: 15-12-117-016-1032

CCRD REVIEWER

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Owner, being of sound mind and memory, hereby revokes all prior transfer on death instruments for the above described residential real estate, and conveys and transfers, effective on the death of the Owner, 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 Beneficiaries in the specific amounts:

Beneficiary Designation - To William R. McNally, one-half (1/2) interest; Patricia B. McNally, one-quarter (1/4) interest; and James R. McNally, one-quarter (1/4) interest, if then living on the date of Owner's death.

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

Exempt from real estate transfer tax under provisions of 33 ILCS 200/31-45, Paragraph, Illinois **Real Estate Transfer Tax Law**

STATE OF ILLINOIS) ss. 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 Owner as her Transfer on Death Instrument in our presence and that we, at her request and it. her 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 Transfe on Death Instrument as her own free and voluntary act, and that at the time of the execution we believed the Owner to be of sound mind and memory.

Witness

Printed Name: SOHALINI PATEL

Address: 7727 W Lake

Rivergoust IL 60303

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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 Owner and 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 nand and notarial seal this $\frac{\sqrt[3]{8}}{\sqrt[3]{8}}$ day of $\frac{\sqrt[3]{8}}{\sqrt[3]{8}}$, A.D. 2015.

ROSEMARY F. COMMAY NOTARY PUBLIC, STATE OF ILLINOIS My Commission Expires 05/05/20 (8)

Notary Public

My commission expires <u>05/05/2018</u>

PREPARED BY AND RETURN TO:

Stephen L. Lowder Attorney at Law 1015 Hayes Avenue Oak Park, IL 60302 (708) 595-7024

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