

TRANSFER ON DEATH
INSTRUMENT

UNOFFICIAL COPY



Doc#: 1516046038 Fee: \$40.00
RHSP Fee: \$9.00 RPPF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/09/2015 08:33 AM Pg: 1 of 2

This Transfer on Death instrument made on June 4th, 2015 (Date), by Flavio Cipriani and Renee Cipriani (Name of Owner or Owners, hereafter "Owner"), of the Village of North Riverside, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

Legal Description: LOT 20 IN BLOCK 12 IN KOMAREK'S WEST TWENTY-SECOND STREET THIRD ADDITION, A SUBDIVISION OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address: 2423 S. 5TH Avenue, North Riverside, IL 60546

Permanent Index Number(s): 15-26-120-005-0000

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner last to die) the above-described residential real estate to the following Beneficiary(s):

Beneficiary(s): 100% to our daughter, NICOLE A. CIPRIANI, per stirpes

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



(Signature)

Flavio Cipriani (Owner's Name)



(Signature)

Renee Cipriani (Owner's Name)

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STATE OF ILLINOIS, COUNTY OF COOK ss.

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 the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's 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 signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

Kristin S. Scupin
(Signature of Witness)

Kristin S. Scupin 512 Dancer Lane, Oswego, IL 60543 (Name and Address of Witness)

Brittany Skryd
(Signature of Witness)

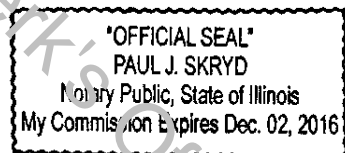
Brittany Skryd 2309 S. 13th Avenue, North Riverside, IL 60546 (Name and Address of Witness)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above 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 hand and official seal, this 4th day of June, 2015.

Paul J. Skryd (Notary Public)



Prepared by: Paul J. Skryd 8933 W. Cermak Road, North Riverside, IL 60546

Return to: Flavio and Renee Cipriani 2426 S. 5th Ave., North Riverside, IL 60546

Owner's Name and Address: Flavio and Renee Cipriani 2426 S. 5th Ave., North Riverside, IL 60546

Taxes to: Flavio and Renee Cipriani 2426 S. 5th Ave., North Riverside, IL 60546

Exempt under the provisions of Paragraph _____, Section 31-45, Property Tax Code

Date: _____ Representative: _____