

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

OWNERS NAME AND ADDRESS AND
TAXES TO:

Kenneth and MaryBeth Richardson
80 E. Garden
Palatine, Illinois 60067



1610613040

Doc#: 1610613040 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/15/2016 01:18 PM Pg: 1 of 2

BENEFICIARY'S NAME AND ADDRESS

Robert and Elizabeth Dunlap
4 Port Tack
Salem, SC 29676

Above Space for Recorder's Use Only

THIS TRANSFER ON DEATH INSTRUMENT made this 8th day of March, A.D. 2016, by **KENNETH A. RICHARDSON and MARY BETH RICHARDSON, Husband and Wife as Tenants by the Entirety** of the City of PALATINE, County of 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.

Lot 28 in Block 3 in Pepper Tree Farms Unit No. 1, being a Subdivision in the West 1/2 of the Northwest 1/4 of Section 11, Township 42 North, Range 10, East of the Third Principal Meridian, recorded as per plat Document Number 20484668, all in Cook County, Illinois.

Property Address: 80 E. Garden, Palatine, IL 60067

Parcel Identification Number: 02-11-108-028-0000

The Owner(s) 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:

Robert Dunlap, Elizabeth Dunlap, Keith Dunlap and Heather King, as Joint Tenants, per capita

IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first written.

 (Seal)
KENNETH A. RICHARDSON

 (Seal)
MARY BETH RICHARDSON

RLA

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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 KENNETH A. RICHARDSON AND MARY BETH RICHARDSON as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

[Signature]
 WITNESS

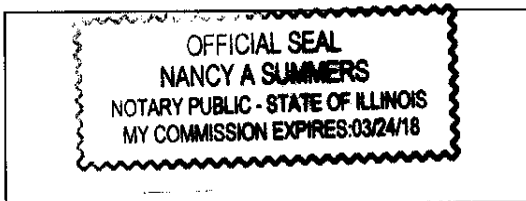
[Signature]
 WITNESS

78 W. Monroe St., Chicago, IL 60603
 ADDRESS

3722 N LAKEWOOD, CHICAGO, ILLINOIS
 ADDRESS 60613

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 KENNETH A. RICHARDSON AND MARYBETH RICHARDSON, and the witnesses personally known to me to be the same person(s) whose name(s) 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 day of
March, A.D. 2016.

[Signature]
 Notary Public

My commission expires on _____

EXEMPT UNDER PROVISIONS OF PARAGRAPH
 SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

3.8.16
 Date

[Signature]
 Buyer, Seller or Representative

**PREPARED BY and
 RETURN TO:**

Nancy A. Summers
 Law Offices of Nancy A. Summers
 73 W. Monroe, Suite 305
 Chicago, IL 60603