

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc#: 1611857003 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 04/27/2016 01:56 PM Pg: 1 of 2

OWNERS NAME AND ADDRESS
AND TAXES TO:

FRED M. ABRAMS
912 Garden Lane
Homewood, IL 60430

BENEFICIARY'S NAME AND
ADDRESS:

VIOLA HAYWOOD
1642 North Vine
Apt. 104
Chicago, IL 60614

THIS TRANSFER ON DEATH INSTRUMENT made this 27th day of April, 2016, by **FRED M. ABRAMS**, a widower, of the City of Homewood, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner of the following described residential real estate located in Cook County, Illinois.

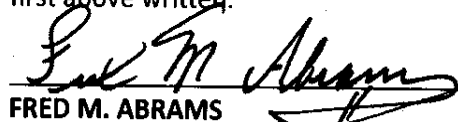
UNIT 912 IN THE GARDEN AT HOMEWOOD PLACE CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 1 IN THE GARDEN AT HOMEWOOD PLACE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 36 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT "C" TO THE DECLARATION OF CONDOMINIUM RECORDED JANUARY 24, 2001 AS DOCUMENT NO. 0010062958 AND AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS

Property Address: 912 Garden Lane, Homewood, IL 60430
Parcel Identification Number: 29-29-409-033-1012

The Owner, 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:

VIOLA HAYWOOD
1642 North Vine
Apt. 104
Chicago, IL 60614

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

 (Seal)
FRED M. ABRAMS

UNOFFICIAL COPY

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(s) 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 the Owner was at the time of signing of sound mind and memory, and under no undue influence.

Frank J. Ryan

FRANK J. RYAN
7728 Golf Drive
Palos Heights, IL 60463

Frank J. Gatto III

FRANK J. GATTO III
4849 West 167th Street
Oak Forest, IL 60452

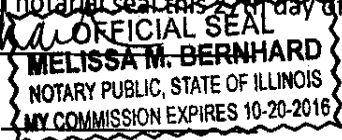
Property of Cook County Clerk's Office

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 person(s) who name(s) are subscribed to the foregoing instrument, appeared before me this day in person or 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 27th day of April, 2016.

Melissa M. Bernhardt
Notary Public
My commission expires on



This instrument prepared by:
Frank J. Ryan
Attorney at Law
4849 West 167th Street
Suite #102
P. O. Box 156
Oak Forest, IL 60452

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, REAL ESTATE TRANSFER ACT
Date: April 27, 2016

Frank J. Ryan
Signature of Buyer, Seller or Representative