

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Prepared by and Mail to:
Ansani & Ansani, P.C.
1411 W. Peterson Ave., Ste 202
Park Ridge, Illinois 60068



Doc#: 1614049002 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 05/19/2016 09:11 AM Pg: 1 of 2

Owner (Grantor)/Taxes to:
Giorgina Cozzo
4544 N. New England
Harwood Heights, Illinois 60706

Above space for recorder's use only

Beneficiary's name(s) and address(es) is/are shown below:

Giorgina Cozzo a/k/a Georgina Cozzo, a widow not since remarried (referred to hereinafter as "Owner"), of 4544 N. New England, Harwood Heights, 60706, County of Cook and State of Illinois, being of sound mind and memory, do hereby make, declare, and publish this Transfer on Death Instrument, and state as follows:

That I am the sole owner of the residential real estate located in Cook County, Illinois having a legal description:

LOT 5 IN VOLK BROTHERS SECOND ADDITION TO MONTROSE AND OAK PARK AVENUE, SUBDIVISION IN THE WEST 1/2 OF THE SOUTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 18, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 10, 1926 AS DOCUMENT NO. 9397412, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 13-18-109-025-0000

Property Address: 4544 N. New England, Harwood Heights, Illinois 60706

That, effective upon my death, I convey and transfer the above-described real estate to the following Beneficiary/ies, all in equal shares, per stirpes, and we hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

All to Andrea Cozzo, 4544 N. New England, Harwood Heights, Illinois 60706

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that minor to his or her legal guardian, if any, otherwise to a parent, or if none are living, then to his or her nearest living adult kindred who is also a Designated Beneficiary hereunder, or if none, then to the person's nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minor Act until the age of twenty-one (21).

Signed this 9th day of May, 2016.

 (SEAL)
Giorgina Cozzo a/k/a Georgina Cozzo

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Witnesses (two are required)

We, the undersigned witnesses, DO HEREBY CERTIFY:

1. The person(s) identified in this Transfer on Death Instrument as Owner(s) signed this Instrument in our presence on the date shown above.
2. We signed this Instrument in the presence of the Owner(s) and in the presence of each other.
3. We believed the Owner(s) to be of sound mind and memory at the time of signing.

[Signature]
 Witness signature
 Print Name: Daniel R. Ansani
 Street Address: 1550 W. Peterson Ave
Chicago, IL 60068

[Signature]
 Witness signature
 Print Name: Christina M. [unclear]
 Street Address: 3227 N. [unclear]
Chicago, IL 60642

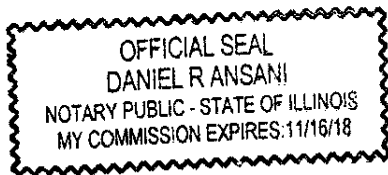
State of Illinois)
)ss
 County of Cook)

I, the undersigned, a Notary Public in and for said county, in the state aforesaid, do hereby certify that Georgina Cozzo a/k/a Georgina Cozzo, a widow not since remarried, and the above-named witnesses, each of whom are either personally known to me or presented satisfactory identification, to be the same person(s) whose name is/are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/ their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 11th day of May, 2016

[Signature]
 Notary Public

My commission expires on



COUNTY – ILLINOIS TRANSFER STAMPS
 EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
 SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

MAIL TO AND PREPARED BY:
 Daniel R. Ansani
 1411 W. Peterson Avenue, Suite 202
 Park Ridge, Illinois 60068

Date: _____

 Representative

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 DEATH
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