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TRANSFER ON DEATH INSTRUMENT

Doc#: 1617429051 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 06/22/2016 02:42 PM Pg: 1 of 2

**Owner (Grantor)/Taxes
to:
Amalia Toscano
4075 W. Chase
Lincolnwood, IL 60712**

**Prepared by
and Return to:
Dutton & Casey, P.C
79 W. Monroe St., Suite 1320
Chicago, IL 60603**

I, Amalia Toscano, (referred to hereinafter as "the owner"), of 4075 W. Chase, Lincolnwood, IL 60712, 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 the legal description:

LOTS 37 AND 38 IN BLOCK 2 IN ENGEL'S KENILWORTH AVENUE HIGHLANDS, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 27, TOWNSHIP 41 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Address: 4075 W. Chase, Lincolnwood, IL 60712

Property Index Numbers: 10-27-430-001-0000 and 10-27-430-002-0000

That, effective upon my death, I convey and transfer the above-described real estate to the following Beneficiaries and I hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

In equal shares to my daughters Nellie Toscano Flannery and Patricia Toscano Rodriguez, if living.

If Nellie Toscano Flannery is deceased, then to Michael Flannery, if living. If Michael Flannery is deceased, then in equal shares to John Flannery and Marissa Flannery, or all to the survivor of them.

If Patricia Toscano Rodriguez is deceased, then in equal shares to Zavier Rodriguez and Marlyne Rodriguez, or all to the survivor of them.

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

BW

