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TRANSFER ON DEATH INSTRUMENT

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

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

Prepared Ly 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 LENILWORTH AVENUE HIGHLANDS, A SUBDIVISION OF THE SOUTH HALF OF THE SOUTH EAST QUARTER OF THE SOUTH EAST QUARTER OF SECTION 27, TOWNSHIP 41 JURTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY SELINOIS.

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

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adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until the age of 21.

Signed this 21st day of June, 2016

Witnesses (2 are required)

We, the undersigned witnesses, DO HEREBY CERTIFY:

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

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- wird Hillinger	W. Un
Witness signature	Witness signature
David Hullinger Printed name	Andrew Van Lahr
Printed name	Printed name
1276 N. Euclid	79 W. Manras S+
Street address	Street address
Oak Park IL GOSOZ	Chicas, IL 60603
City, state, zip code	City. state, zip code
STATE OF ILLINOIS	
) ss
County of Cook	

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO P.EPEBY CERTIFY THAT Amalia Toscano and the above-named witnesses, each of whom are either personally known to me or presented satisfactory identification, are the same persons whose names are subscribed to the foregoing Instrument and appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21st day of June, 2016,

ly Commission Expires December 03, 2016

My commission expires December 3, 2016