

# UNOFFICIAL COPY



## TRANSFER ON DEATH INSTRUMENT (Under 755 ILCS 27)

Doc#: 1620208061 Fee: \$40.00  
RHSP Fee: \$9.00 RPRF Fee: \$1.00  
Karen A. Yarbrough  
Cook County Recorder of Deeds  
Date: 07/20/2016 10:09 AM Pg: 1 of 2

This Transfer on Death Instrument is made this 11th day of July, 2016, by Phillip A. Stefanich and Tricia A. Stefanich, being the owners of the following described residential real property, and the improvements and appurtenances thereto, in the Village of Orland Park, County of Cook, State of Illinois.

### Legal Description:

LOT 96 IN THE PRESERVE AT MARLEY CREEK PHASE 3 BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ AND PART OF THE SOUTHEAST ¼ OF SECTION 31, TOWNSHIP 36 NORTH RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. 2

**Commonly Known As:** 11335 Twin Lakes Drive, Orland Park, IL 60467

**Permanent Index Number:** 27-31-409-037-0000


The owners, being of sound mind and memory, and as a free and voluntary act, hereby revoke any and all prior transfer on death instruments for the above described residential real property, and convey and transfers, effective on the death of the (last Living) owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real property to the following designated beneficiaries:

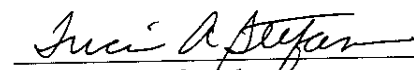
**An undivided one-half interest in my son, Phillip A. Stefanich, Jr., and an undivided one half interest in my son, Jacob M. Stefanich, as Tenants in Common. In the event one of my children predeceases me, his interest shall pass to his children, in equal shares, per stirpes.**

If any interest in the above described residential real property becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent as custodian under the Illinois Uniform Transfer to Minors Act. This transfer is subject to any taxes due, as well as all liens, encumbrances, or other restrictions in place at the time of the (last living) owner's death.

All terms, pronouns and any variations thereof within this instrument shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or entity may require.

IN WITNESS WHEREOF, the said owner has signed and sealed these presents the day and year first above written.

  
\_\_\_\_\_  
Phillip A. Stefanich

  
\_\_\_\_\_  
Tricia A. Stefanich

# UNOFFICIAL COPY

We, the undersigned witnesses, hereby certify that the above transfer on death instrument was, on the date thereof, signed and declared by the owner in our presence as the owner's transfer on death instrument and that we, at the owner's request and in the owner's 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 executed the instrument as a free and voluntary act and was of sound mind and memory at the time of signing.

*Vanessa Pearson*

Vanessa Pearson  
804 Turtlecove Lane  
New Lenox, Illinois 60451

*Linda J. Mastey*

Linda J. Mastey  
17713 Oakwood Drive  
Tinley Park, Illinois 60487

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a notary public in and for said county in the state aforesaid, do hereby certify that the owners and witnesses presented satisfactory identification or are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the owners, Phillip A. Stefanich and Tricia A. Stefanich, signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me this 11th day of July, 2016.

*[Signature]*

Notary Public



Exempt under the provisions of Paragraph 3, Section 31-45 of the Illinois Real Estate Transfer Act.

7/11/16  
Date

*Tricia A. Stefanich*  
Grantor or Representative

This document was prepared by:

Schussler & Kutsulis, Ltd.  
Andrew J. Kutsulis, Jr  
9631 West 153<sup>rd</sup> Street, Suite 35  
Orland Park, IL 60462

After recording, return to:

Schussler & Kutsulis, Ltd.  
Andrew J. Kutsulis, Jr  
9631 West 153<sup>rd</sup> Street, Suite 35  
Orland Park, IL 60462