

UNOFFICIAL COPY

This document was prepared by:

John J. Pembroke & Associates LLC
422 N. Northwest Highway, Suite 150
Park Ridge, Illinois 60068



Doc#: 1621150035 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 07/29/2016 01:40 PM Pg: 1 of 3

After recording, return to:

John J. Pembroke & Associates LLC
422 N. Northwest Highway, Suite 150
Park Ridge, Illinois 60068

Send tax bills to:

Mrs. Lorraine D'Agostino
7516 N. Oriole Avenue
Chicago, Illinois 60631

TRANSFER ON DEATH INSTRUMENT

(Under 755 ILCS 27)

This TRANSFER ON DEATH INSTRUMENT made this 4th day of March, 2016, by the owner,

Lorraine D'Agostino, widowed, of 7516 N. Oriole Avenue, Chicago, Illinois 60631

being the owner of the following legally described parcel of residential real property, and improvements and appurtenances thereto in the City of Chicago, County of Cook, in the State of Illinois –

See Exhibit A

Commonly known as: 7516 N. Oriole Avenue, Chicago, Illinois 60631

Parcel Identification: 09-25-307-043-0000

Source of Title:

See Exhibit B

The owner, being of sound mind and memory, and as a free and voluntary act, hereby revokes any and all prior transfer on death instruments for the above described residential real property, and conveys 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 beneficiary:

To my then-living children, presently John P. D'Agostino, Jr., Karen Halpin, Keith R. D'Agostino, Randal K. D'Agostino and Laura L. Veller, in equal shares, to have and to hold as tenants in common.

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 shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or entity may require.)

UNOFFICIAL COPY

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

Signed, sealed and delivered in the presence of:

Signature: Lorraine D'Agostino
Print name: Lorraine D'Agostino
Capacity: Owner

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Signature: _____
Print name: _____
Capacity: _____

Witnesses:

We, the undersigned witnesses, hereby certify that the above transfer on death instrument was on the date thereof signed and declared by the owner as the owner's transfer on death instrument in our presence 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.

Signature: Delia DiVenere Fazio
Print name: Delia DiVenere Fazio
Address: 7653 W. Strong St.
City, State, ZIP: Norridge, IL 60706

Signature: Mary M Pembroke
Print name: MARY M PEMBROKE
Address: 314 Monroe St
City, State, ZIP: Port Jervis, IL 60068

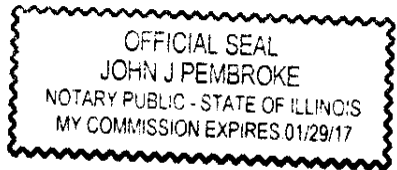
STATE OF ILLINOIS }
COUNTY OF COOK }

I, the undersigned, a notary public in and for said county, in the state aforesaid, do hereby certify that the owner(s) and witnesses presented satisfactory identification in the form of _____ 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 owner(s), Lorraine D'Agostino,

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.

Given under my hand this 4th day of March, 2016.

Notary public: John J. Pembroke
Print name: John J. Pembroke
My commission expires: 1-29-2017



Exempt from transfer tax under 35 ILCS 200/31-45(e).

UNOFFICIAL COPY

Exhibit A

LOT 30 AND THE NORTH HALF OF LOT 29 IN BLOCK 35 IN HULBERT MILWAUKEE AVENUE SUBDIVISION A SUBDIVISION IN THE EAST HALF OF THE SOUTH WEST QUARTER OF SECTION 25, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Exhibit B

DEED IN TRUST--QUIT CLAIM DATED 1/22/1996 AND RECORDED 2/5/1996 AS DOCUMENT NO. 96-094115 BETWEEN JOHN P. D'AGOSTINO SR. and LORRAINE D'AGOSTINO, HUSBAND AND WIFE, AS GRANTOR(S) CONVEYING TITLE TO JOHN P. D'AGOSTINO SR. AND LORRAINE D'AGOSTINO, TRUSTEES UNDER THE JOHN P. D'AGOSTINO SR. AND LORRAINE D'AGOSTINO DECLARATION OF TRUST DATED JANUARY 22, 1996, GRANTEE(S).

Property of Cook County Clerk's Office