

# UNOFFICIAL COPY

**PREPARED BY:**

DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, Illinois 60068

**MAIL TAX BILL TO:**

Frances McCarthy Collins Trust  
1403B Plum Court  
Mount Prospect, IL 60056

**MAIL RECORDED DEED TO:**

Maria M. Laftchiyska  
DiMonte & Lizak, LLC  
216 W. Higgins Road  
Park Ridge, Illinois 60068



\*1630719082\*

Doc# 1630719082 Fee \$42.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/02/2016 03:32 PM PG: 1 OF 3

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## TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, Frances McCarthy Collins as trustee of the Frances McCarthy Collins Trust Agreement Dated May 10, 1999, of 1403B Plum Court, Mount Prospect, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument after being first duly sworn, depose and say as follows:

That I am the owner of property under a duly recorded Warranty Deed. Said deed was recorded on 9th day of June, 1999, as document number 99554616, in the deed records office of the County Clerk of Cook, State of Illinois. The legal description of the property is:

UNIT 20-16-L-S IN OLD ORCHARD COUNTRY CLUB VILLAGE CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: PORTIONS OF OLD ORCHARD COUNTRY CLUB VILLAGE, BEING A RESUBDIVISION IN THE EAST 1/2 OF THE NORTH EAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF MOUNT PROSPECT, COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER TRUST AGREEMENT DATED FEBRUARY 29, 1988 AND KNOWN AS TRUST NO. 104635-00 AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 89159830 TOGETHER WITH AN UNDIVIDED PERCENTAGE OF INTEREST IN SAID PARCEL (EXCEPTION FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AS AMENDED FROM TIME TO TIME.

**Permanent Index Number(s):** 03-28-204-035-1262

**Property Address:** 1403B Plum Court, Mount Prospect, Illinois, 60056

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That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death.

That upon my death, the property listed above shall vest equally in: the James Family Unit (comprised of James R. McCarthy and Edith Jayne McCarthy, husband and wife, as joint tenants), whose address is 9 Shagbark Road, Rolling Meadows, Illinois 60008, and the Roger Family Unit (comprised of Roger E. McCarthy and Kathleen M. McCarthy, husband and wife, as joint tenants), whose address is 712 West Longview Lane, Palatine, Illinois 60067, and each Family Unit having an undivided fifty percent (50%) interest as tenants in common.

Should any of the beneficiaries of a Family Unit predecease me, then the surviving member of the Family Unit of the deceased shall be entitled to the entire fifty percent (50%) interest which was otherwise due to the Family Unit of the deceased beneficiary.

Signed this the 19 day of <sup>GET</sup>~~September~~, 2016.

FRANCES MCCARTHY COLLINS TRUST  
AGREEMENT DATED MAY 10, 1999

By: \_\_\_\_\_

Frances McCarthy Collins, Trustee

### WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner(s) executed the transfer on death instrument as his/her/their own free and voluntary act. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses

Addresses

Sheila Castino

residing at 2140 S Geobbert Rd 121

Arlington Heights IL 60005

CRISTOPHER CASTINO

residing at 2140 S GEOBBERT RD 121


ARLINGTON HEIGHTS IL 60005

# UNOFFICIAL COPY

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 Frances McCarthy Collins and the above named witnesses, personally known to me 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 19 day of <sup>Oct</sup>~~August~~, 2016.

  
\_\_\_\_\_  
Notary Public

My commission expires on:

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

10/19/16        
Date                      Representative

