

2

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

OWNERS NAME AND ADDRESS
AND TAXES TO:
JOSEPH C. FIANDACA
5237 S. Nashville
Chicago, IL 60638



1703119035

Doc# 1703119035 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/31/2017 11:48 AM PG: 1 OF 2

BENEFICIARY'S NAMES & ADDRESS:

JOSEPH C. FIANDACA, AS TRUSTEE OR THE SUCCESSOR TRUSTEE OF THE JOSEPH C. FIANDACA 2005 TRUST DATED JANUARY 5, 2005, 5237 S. Nashville, Chicago, IL 60638.

THIS TRANSFER ON DEATH INSTRUMENT made this 21st day of December, 2016, by **JOSEPH C. FIANDACA**, of the City/Town/Village of Chicago, County of Cook, and State of Illinois, (herein "Owners") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois:

LOT 208 (EXCEPT THE NORTH 112 FEET) AND THE NORTH 27 FEET OF LOT 207 IN FIRST ADDITION TO BARTLETT'S HIGHLANDS, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 19-07-412-049

Address(es) of real estate: 5237 S. Nashville, Chicago, Illinois 60638

The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above described residential real estate, to:

ENTIRE INTEREST TO THE SUCCESSOR TRUSTEE OF THE JOSEPH C. FIANDACA 2005 TRUST DATED JANUARY 5, 2005.

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

 (SEAL)
JOSEPH C. FIANDACA

STATE OF ILLINOIS)
COUNTY OF COOK)

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 as his Transfer on Death Instrument in our presence and that we, at his request and in his 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 was at the time of signing of sound mind and memory, and under no undue influence.

Witnesses:

Robin Jaepfer
Printed Name: Robin Jaepfer
Address: 474 Cove
Glennview IL 60045

Daisy Castaldi
Printed Name: DASY CASTALDI
Address: 5521 N. CUMBERLAND
CHICAGO, IL 60656

STATE OF ILLINOIS)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that the Owner, **JOSEPH FIANDACA**, and the witnesses 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 he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 21st day of December, 2016.

(SEAL)



Gregory G. Castaldi

NOTARY PUBLIC

My commission expires: 8/10/17

This instrument was prepared by & mail to:

Gregory G. Castaldi, Attorney At Law
Law Office of Gregory G. Castaldi, A Prof Corp
5521 N. Cumberland, Suite 1109
Chicago, Illinois 60656

Send subsequent tax bills to:

Joseph C. Fiandaca
5237 S. Nashville
Chicago, IL 60638

EXEMPT UNDER PROVISIONS OF PARAGRAPH 4e
SECTION 31-45, REAL ESTATE TRANSFER ACT

12-21-16 *Joseph Fiandaca*
Date Buyer, Seller, or Representative