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Doc# 1712129049 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2017 12:00 PM PG: 1 OF 2

**TRANSFER ON DEATH INSTRUMENT
PURSUANT TO ILLINOIS RESIDENTIAL REAL PROPERTY
TRANSFER ON DEATH INSTRUMENT ACT- PUBLIC ACT 97-555, 755 ILCS 27/1 ET SEQ.**

Mail recorded instrument to and send tax bills to:

Maria Wojdyla, 7326 W. Jonquil Terrace, Niles, IL 60714.

Prepared by: Adam J. Augustynski, Attorney-at-Law, 5850 W. Bryn Mawr, Chicago, IL 60646.

THIS TRANSFER ON DEATH INSTRUMENT IS MADE THIS 27th DAY OF APRIL 2017 BY **MARIA WOJDYLA** - A WOMAN MARRIED TO JOSEPH WOJDYLA - OF THE VILLAGE OF NILES, COUNTY OF COOK AND STATE OF ILLINOIS, AS SHE AT PRESENT AFTER THE RECORDING OF A QUIT-CLAIM DEED SIGNED BY HER AND BY HER HUSBAND RELATING TO THIS SAME REAL ESTATE HAS AN UNDIVIDED ONE HALF, THAT IS FIFTY PERCENT OWNERSHIP INTEREST IN THE FOLLOWING LEGALLY-DESCRIBED RESIDENTIAL REAL ESTATE LOCATED IN COOK COUNTY, ILLINOIS, TO WIT:

LOT 1 IN TOMKO'S RESUBDIVISION IN THE VILLAGE OF NILES, BEING A RESUBDIVISION OF LOT 9 IN BLOCK 2 IN BALLARD ACRES BEING A SUBDIVISION OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 14, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN # 09-14-101-021-0000. Common Address: 9345 N. Western Avenue, Niles, Illinois 60714.

MARIA WOJDYLA, being of competent mind and capacity, and releasing all rights under the homestead exemption laws of the State of Illinois, hereby CONVEYS and TRANSFERS upon her death, with the transfer effective upon her death, her entire undivided one-half ownership interest in the real estate commonly known as 7326 W. Jonquil Terrace, Niles, IL 60714 as follows: **all ownership interest she has in this real estate at the time of her death to her husband JOSEPH WOJDYLA if he be then living, or of her husband JOSEPH WOJDYLA has predeceased her, then all ownership interest in this real estate at the time of his death to her son JACEK WOJDYLA and to her son JOSEPH WOJDYLA, each as to an undivided one-half interest therein.**

IN WITNESS WHEREOF, JOSEPH WOJDYLA has hereunto set his hand and seal the day and year first written hereinabove.

Maria Wojdyla **MARIA WOJDYLA** Date: April 27, 2017.

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State of Illinois)
County of Cook) SS.

We the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Maria Wojdyla as her Transfer on Death Instrument in our presence and that we – at her specific request and in her presence and in the presence of each other – have signed our named as witnesses thereto, believing to the best of our knowledge that Maria Wojdyla was at the time of signing of sound mind and memory, and under no undue influence.

WITNESS 1: [Signature]

Printed Name and Address: ERAZYMA OLGA 312 N. COTTON CHICAGO

WITNESS 2: [Signature]

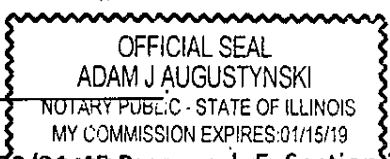
Printed Name and Address: HELENA CIESLA 3706 N NOTTINGHAM CHICAGO IL 60634

STATE OF ILLINOIS)
COUNTY OF COOK) SS.

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY that MARIA WOJDYLA, an individual personally known to me as well as each of the two separate Witnesses, persons also known to me to be in each case to be the same persons whose names are subscribed to the foregoing instrument, each 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 respective uses and purposes therein set forth. Given under my hand and Notarial Seal this 22nd day of April 2017.

[Signature] Notary Public, State of Illinois.

SEAL :



My commission expires: _____

Exempt under provisions of 35 ILCS 200/31-45 Paragraph E, Section 31-45, Real Estate Transfer Tax Act.

Date: 4-22-17 Buyer, Seller or Representative: [Signature] MARIA WOJDYLA.