



2B

Doc# 1712129033 Fee \$64.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/01/2017 11:47 AM PG: 1 OF 3

**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:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

PIN # 09-09-401-058. Common Address: 9668 Kedzie, Des Plaines, Illinois. *GDJ16*

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.

State of Illinois)
County of Cook) SS.

UNOFFICIAL COPY

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 names 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 : Helena Pesto
Printed Name and Address: HELENA PESTO 3706 N. NORTHGAM CHICAGO IL 60634.

WITNESS 2: [Signature]
Printed Name and Address: GRAZINA DIEBA 3112 N. CETHAM CHICAGO

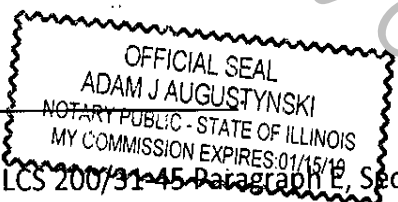
STATE OF ILLINOIS)
COUNTY OF COOK) SS.

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 27th 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: 4-27-17 Buyer, Seller or Representative: Maria Wojdyla MARIA WOJDYLA.

UNOFFICIAL COPY

9668 Nelson, Dr. Planner, Dr.

EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 1, IN LAKE MARY ANNE, A SUBDIVISION OF PART OF SECTION 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT IN THE WEST LINE OF LOT 1, AFORESAID, 562.53 FEET, NORTHWESTERLY OF THE MOST WESTERLY SOUTHWEST CORNER THEREOF, THENCE NORTH 86 DEGREES 41 MINUTES 19 SECONDS EAST AT RIGHT ANGLES THERETO, 115 FEET TO THE POINT OF BEGINNING, THENCE CONTINUE NORTH 86 DEGREES 41 MINUTES 19 SECONDS EAST, 45 FEET; THENCE NORTH 77 DEGREES 41 SECONDS EAST, 100 FEET; THENCE NORTH 7 DEGREES 12 MINUTES 45 SECONDS EAST, 176.16 FEET TO A POINT ON A LINE PERPENDICULAR, TO A WESTERLY LINE OF LOT 1, AFORESAID AND DRAWN THROUGH A POINT THEREIN 197.54 FEET SOUTH OF THE MOST NORTHWEST CORNER THEREOF; THENCE NORTH 83 DEGREES 40 MINUTES 45 SECONDS WEST, ALONG SAID PERPENDICULAR LINE, 45 FEET; THENCE SOUTH 30 DEGREES 21 MINUTES 06 SECONDS WEST 237.09 FEET TO THE POINT OF BEGINNING (SAID SUBDIVISION RECORDED OCTOBER 27, 1965, AS DOCUMENT NUMBER 1930839) IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENTS FOR INGRESS AND EGRESS, FOR THE BENEFIT OF PARCEL 1, AS CREATED BY GRANT OF EASEMENT, DATED NOVEMBER 4, 1966 AND RECORDED DECEMBER 6, 1966 AS DOCUMENT 20016197 OVER AND UPON:

- 1) THE NORTH 33 FEET OF LOT 1.
- 2) THE WEST 33 FEET OF LOT 1.
- 3) THE SOUTH 33 FEET OF THAT PART OF LOT 1, FALLING IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- 4) THE WEST 33 FEET OF THE SOUTH 312.95 FEET OF THAT PART OF LOT 1, FALLING IN THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- 5) THE EAST 33 FEET (EXCEPT THE SOUTH 417.64 FEET, AS MEASURED ON THE EAST LINE THEREOF, OF THAT PART OF LOT 1, LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- 6) THE NORTH 33 FEET OF THAT PART LOT 1, LYING EAST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- 7) THE EAST 33 FEET OF THE NORTH 142.64 FEET OF THE SOUTH 417.64 FEET (AS MEASURED OF THE EAST LINE THEREOF), OF THAT PART OF LOT 1, LYING WEST OF AND ADJOINING THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART FALLING IN PARCEL 1; ALL IN LAKE MARY ANNE SUBDIVISION OF PART OF SECTIONS 9 AND 10, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
- 8) THAT PART OF LOT 1 DESCRIBED AS A STRIP OF LAND 30 FEET IN WIDTH AND 270 FEET IN LENGTH, THE CENTER LINE OF WHICH DESCRIBED AS COMMENCING AT A POINT ON THE WEST LINE OF SAID LOT 1 AND 562.53 FEET NORTHERLY OF THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1 THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE OF LOT 1, A DISTANCE OF 270 FEET, IN COOK COUNTY, ILLINOIS.