

UNOFFICIAL COPY

PREPARED BY:

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



Doc# 1720129114 Fee \$40.00

MAIL TAX BILL TO:

Louis J. Allabastro
7225 W. Fitch Avenue
Chicago, Illinois 60631

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/20/2017 03:41 PM PG: 1 OF 2

MAIL RECORDED INSTRUMENT TO:

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

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, LOUIS J. ALLABASTRO, ("Owner"), of 7225 W. Fitch Avenue, Chicago, Illinois 60631, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of residential real estate ("Property") under a duly recorded Warranty Deed dated June 25, 2017 and recorded July 5, 2017, as document number 1718619002, in the County of Cook, State of Illinois whereby I acquired title to the Property. The Property is legally described as:

LOTS 26 AND 27 IN BLOCK 2 IN RIDGE LAWN SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 41 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Permanent Index Number(s): 09-36-207-012-0000 and 09-36-207-013-0000

Property Address: 7225 W. Fitch Avenue, Chicago, Illinois 60631

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 death of the survivor of the Owners. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of LOUIS J. ALLABASTRO, I convey and transfer the Property to the then acting trustee of the LOUIS J. ALLABASTRO TRUST DATED JANUARY 27, 1996, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of LOUIS J. ALLABASTRO.

Signature by my mark. I suffered a stroke many years ago and though I am incapable of signing other than by printed alpha characters, I am however able to comprehend and understand the words on a written page and have had the same read to me over the course of the execution of this document by my attorney.

Signed this the 13 day of July, 2017.

LOUIS J. ALLABASTRO
LOUIS J. ALLABASTRO

JA

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WITNESSES

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

Witnesses

Addresses

Rana Howard

residing at 360 W. Kathleen Dr.

Des Plaines 60016 IL

Oyuna Bayanbat

residing at 1717 W. Crystal Ln 304

Ht Prospect, IL 60056

STATE OF ILLINOIS

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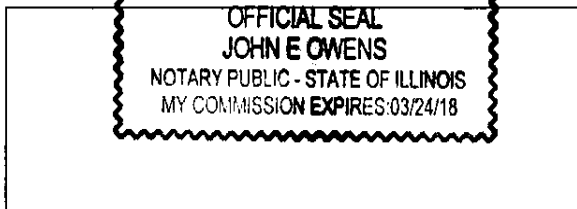
) SS.

COUNTY OF COOK

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I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that LOUIS J. ALLABASTRO and the above named witnesses, who was personally known to me to be the same person whose name is 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 notarial seal this 13 day of July, 2017.



John E. Owens
Notary Public

My commission expires on MARCH 24, 2018

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

July 13, 2017
Date John E. Owens
Representative