

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT (Under 755 ILCS 27)



1727846234

This TRANSFER ON DEATH INSTRUMENT made this 5th day of October, 2017, by **Elzbieta Babinski** a/k/a **Elzbieta Babinska**, ("Owner"), a widowed woman not since remarried, being the Owner of the following legally described parcel of residential real property, and improvements and appurtenances thereto in the City of Chicago, County of Cook, in the State of Illinois.

Doc# 1727846234 Fee \$40.00

CHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 10/05/2017 12:08 PM PG: 1 OF 2

Commonly Known As: 6218 West 59th Street, Chicago, Illinois 60638

Permanent Index Number: 19-17-127-016-0000

Legally described as follows:

LOT 11 (EXCEPT THE EAST 20 FEET) AND LOT 12 IN BLOCK 11 IN F.H. BARTLETT'S GARFIELD RIDGE BEING A SUBDIVISION OF ALL THAT PART IF THE WEST ½ OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN HARBOR BELT RAILROAD (EXCEPT THE NORTH WEST ¼ OF THE NORTH WEST ¼ OF THE NORTH WEST ¼ OF SAID SECTION 17 IN COOK COUNTY ILLINOIS.

The Owners, being of sound mind and memory, and as a free and voluntary act, do hereby revoke any and all prior transfer on death instruments for the above described residential real property, and do hereby convey and transfer, effective on the death of the Owners last to die, free of any claim of homestead exemption under the laws of the State of Illinois, the above-described residential real property to the designated Beneficiary(s) as follows:

An undivided one-half interest to **Jacek J. Babinski** and **Margaret Terzine**, as tenants in common. If any beneficiary predeceases Owner, his or her share shall be distributed in equal shares to his or her children, per stirpes. If any beneficiary predeceases Owner and leaves no descendants, his or her share shall be distributed equally to the other beneficiaries named herein, per stirpes.

If any interest in the above described residential real property becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent as custodian under the Illinois Uniform Transfer to Minors Act. This transfer is subject to any taxes due, as well as all liens, encumbrances, or other restrictions in place at the time of the (last living) Owners' death.

(All terms, pronouns and any variations thereof shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or entity may require.)

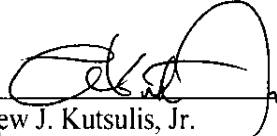
IN WITNESS WHEREOF, the said Owners have signed and sealed these presents the day and year first above written.

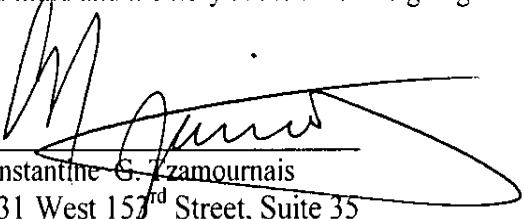
Signature: *Elzbieta Babinska*
Elzbieta Babinski, a/k/a Elzbieta Babinska, Owner

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Witnesses:

We, the undersigned witnesses, hereby certify that the above transfer on death instrument was on the date thereof signed and declared by **Elzbieta Babinski**, a/k/a **Elzbieta Babinska**, as the Owner, transfer on death instrument in our presence and that we, at the Owners' request and in the Owners' presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the instrument as a free and voluntary act and were of sound mind and memory at the time of signing.


Andrew J. Kutsulis, Jr.
9631 West 153rd Street, Suite 35
Orland Park, Illinois 60462


Constantine G. Tzamouranis
9631 West 153rd Street, Suite 35
Orland Park, Illinois 60462

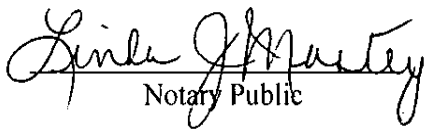
STATE OF ILLINOIS

COUNTY OF COOK


I, the undersigned, a notary public in and for said county, in the state aforesaid, do hereby certify that the owner(s) and witnesses presented satisfactory identification or are 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 the Owner, **Elzbieta Babinski**, a/k/a **Elzbieta Babinska**, signed sealed, and delivered said Transfer of Death Instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Subscribed and sworn to before me
this 5th day of October 2017.




Notary Public

Exempt under the provisions of Paragraph g, Section 31-45 of the Illinois Real Estate Transfer Act.

10/05/17 
Date Grantor or Representative

This document was prepared by:
Constantine G. Tzamouranis
9631 West 153rd Street, Suite 35
Orland Park, Illinois 60462

After recording, return to:
Constantine G. Tzamouranis
9631 West 153rd Street, Suite 35
Orland Park, Illinois 60462