

UNOFFICIAL COPY

Prepared by:
JOEL D. HALPER
10 S. LaSalle St., Suite 3500
Chicago, IL 60603

Mail tax bill to:
JOSEPH & BARBARA MCDONAGH
1926 W. Eddy Street, 1st Floor
Chicago, IL 60657

Mail recorded instrument to:
JOEL D. HALPER
10 S. LaSalle St., Suite 3500
Chicago, IL 60603



Doc# 1731044006 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/06/2017 10:13 AM PG: 1 OF 3

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

WE, JOSEPH MCDONAGH and BARBARA MCDONAGH, husband and wife, ("Owner(s)"), of 1926 W. EDDY STREET, 1st FLOOR, Chicago, 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 Instrument stating as follows:

That we are the Owners of residential real estate ("Property") under a duly recorded Warranty Deed dated May 1, 1968 and recorded May 23, 1968, as document number 20498168, in the County of Cook, State of Illinois, whereby we acquired title to the Property not as tenants in common or as tenants by the entirety, but as joint tenants. The property is legally described as:

The East 15 feet of Lot Thirty-six (36) and Lot Thirty-seven (37) (except the East 10 feet thereof) in Block Twenty-eight (28) in Ford's Subdivision of Blocks Twenty-seven (27), Twenty-eight (28), Thirty-seven (37) and Thirty-eight (38) in the subdivision of Section 19, Township 40 North, Range 14, East of the Third Principal Meridian (except the South West quarter of the North East quarter the South East quarter of the North West quarter and the East half of the South East quarter thereof) in Cook County, Illinois.

Property Index Number: 14-19-400-033-0000
Property Address: 1926 W. EDDY STREET, CHICAGO, IL 60657

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. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both JOSEPH MCDONAGH and BARBARA MCDONAGH, we convey and transfer the property to our daughter MARIE MCDONAGH, of 1926 W. EDDY STREET, 2nd FLOOR, Chicago, IL if she is then living otherwise to her then living descendants per stirpes, and if none, then if JOSEPH MCDONAGH shall have survived BARBARA MCDONAGH, we convey and transfer the Property to the then acting trustee of the JOSEPH MCDONAGH LIVING TRUST dated JANUARY 14, 2017, 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 JOSEPH MCDONAGH, or in the event BARBARA MCDONAGH shall have survived JOSEPH MCDONAGH, we convey and transfer the Property to the then acting trustee of the BARBARA MCDONAGH LIVING TRUST dated JANUARY 14, 2017, 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 BARBARA MCDONAGH. In the event of a simultaneous death, the survivorship provision of the living trusts of the Owners shall control survivorship.

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

NOVEMBER 4, 2017
Date

John A. Ryan
Representative

COOK COUNTY
RECORDER OF DEEDS

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Property of Cook County Clerk's Office

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Signed this the 4 day of NOV, 2017

Joseph McDonagh
JOSEPH MCDONAGH

Barbara McDonagh
BARBARA MCDONAGH

COMMENT [pd01]: Note that under 755 ILCS 27/70, One or more joint owners may execute a transfer on death instrument. If all of the joint owners execute the TODI, then a TODI may only be revoked by all of the then living joint owners. Further, a TODI may be revoked by the surviving joint tenant.

Note further that if less than all of the joint owners execute a transfer on death instrument, the TODI will governed by the designation of the joint owner who is the last to die of all of the joint owners. If the last to die joint owner did not execute a transfer on death instrument, then designation of any prior deceased joint owner is ineffective. 755ILCS 27/70(b).

WITNESSES

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

Witness

Addresses

Ruehlstein

residing at 2329 W. Huron St. # 1F
Chicago, IL 60612

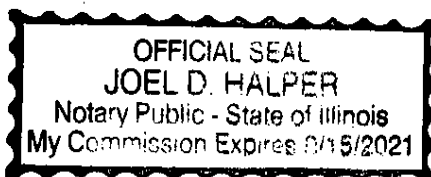
Joseph H.

residing at 2329 W. Huron St # 1F
CHICAGO, IL 60612

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that JOSEPH MCDONAGH and BARBARA MCDONAGH, married to each other, and the above named witnesses each of whom was either personally know to me or presented satisfactory evidence of identification in the form of Driver's License State of Illinois picture Identification document or _____ to be the same persons whose names are subscribed to the foregoing instrument, 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 uses and purposes therein set forth.

Given under my hand and notarial seal this 4th day of NOVEMBER, 2017



Joel D. Halper
Notary Public

My commission expires on _____, 2017