

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

RETURN TO:

Pappas & Bell
234 Waukegan Rd.
Glenview, IL. 60025



Doc# 1732155212 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/17/2017 01:04 PM PG: 1 OF 3

-----SPACE ABOVE RESERVED FOR RECORDER-----

I, **CAROL A. BAUER**, of 1815 Tanglewood, Unit 1C, 60025, Cook County, Illinois being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument after being first sworn, depose and say as follows:

That I am the Sole-Owner of 1815 Tanglewood, Unit 1C, 60025, Cook County, Illinois under a duly recorded Warranty Deed. Said deed was recorded on 25th day of August, 1997 as Document # 9762379 in the Office of The Cook County Recorder of Deeds, State of Illinois. The legal description of the property is:

See Attached

PIN: 04-26-103-029-1002

Commonly Known as: 1815 Tanglewood, Unit 1C, Glenview, IL, 60025

That under 755 ILCS 27, 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 my death.

The Owner, being of Competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, do hereby convey and transfer, effective on my death, the above-described real estate to: **AIMEE E. LAMENDOLA of 126 Hoodridge Dr., Pittsburg, PA, 15228 and MARK S. LAMENDOLA of 126 Hoodridge Dr., Pittsburg, PA, 15228 as JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP**

Signed this, the 17TH day of November, 2017.



CAROL A. BAUER

Prepared by: Charles Bell, Pappas & Bell LLC, 234 Waukegan Rd., Glenview, IL 60025

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WITNESSES

The above and foregoing instrument consisting of three (3) typed- written pages, including the witness and acknowledgment pages, was signed, published and declared by the Affiant, **CAROL A. BAUER**, as a Transfer on Death Instrument in the presence of us and thereupon we, at Affiants' request and in the Affiants' presence and in the presence of each other, have hereunto signed our names as attesting witnesses, believing said Affiant at the time of so subscribing her name hereunto to be of sound mind and memory and under no restraint or constraint whatsoever, and that she was fully capable of knowingly and understandingly transacting the ordinary business affairs of life and of knowing the natural objects of her bounty, on this the 17th day of November 2017.

Maggie Nikitas Residing at 8048 N. Washington St.
Miles, Ill. 60714

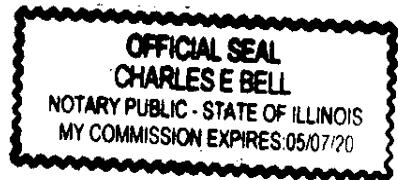
[Signature] Residing at 234 WAUKEGAN ROAD
Glenview, IL 60025

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 **CAROL A. BAUER** and the above-named witnesses, personally known to me to be the same person(s) whose name is/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 17th day of November, 2017.

[Signature]
NOTARY PUBLIC



My commission expires on: 5-7-20

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THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF COOK, STATE OF ILLINOIS, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:
UNIT NUMBER 1-C AS DESCRIBED IN SURVEY DELINEATED ON AND ATTACHED TO AND A PART OF A DECLARATION OF CONDOMINIUM OWNERSHIP REGISTERED ON OCTOBER 27, 1967 AS DOCUMENT 2356107

PARCEL 2:
AN UNDIVIDED PERCENTAGE INTEREST (EXCEPT THE UNITS DELINEATED AND DESCRIBED IN SAID SURVEY) IN AND TO THE FOLLOWING DESCRIBED PREMISES: BEGINNING AT THE COVENANTS AND RESTRICTIONS CORNER OF SAID LOT 2 AND RUNNING THENCE NORTH WESTWARDLY ALONG THE SOUTHWESTERLY LINE OF SAID LOT 2, BEING HERE A CURVED LINE CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 272.91 FEET, A DISTANCE OF 131.04 FEET; THENCE CONTINUING NORTH WESTWARDLY ALONG SAID SOUTHWESTERLY LINE OF LOT 2, BEING HERE A STRAIGHT LINE, A DISTANCE OF 187.89 FEET; THENCE EAST ALONG A STRAIGHT LINE, A DISTANCE OF 211.40 FEET TO A POINT ON THE EAST LINE OF SAID LOT 2, WHICH POINT IS 233.82 FEET NORTH FROM THE POINT OF BEGINNING AND THENCE SOUTH ALONG SAID EAST LINE OF LOT 2, SAID DISTANCE OF 233.82 FEET TO THE POINT OF BEGINNING IN VALLEY CO. UNIT 1, BEING A SUBDIVISION OF SECTION 26, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 15, 1966 AS DOCUMENT 2304867 IN COOK COUNTY, ILLINOIS

Cook County Clerk's Office