

# UNOFFICIAL COPY

Law Office of Thomas F. Sammons



Doc# 1734755131 Fee \$42.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 12/13/2017 03:01 PM PG: 1 OF 3

Owner's Name and  
Address and Taxes To:

Name: PATRICIA ANNE MCNICHOLS  
Address 2809 E. BEL AIRE,  
ARLINGTON HEIGHTS IL 60004

Beneficiary's Name and Address:  
Name: Bernice Walters

Address: 2809 E. BEL AIRE  
ARLINGTON HEIGHTS IL 60004

## TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT made this DECEMBER 8, 2017, **PATRICIA A. MCNICHOLS**, a single person, of the County of COOK, State of Illinois (herein "Owner/Owners"), being the sole Owner(s) of the following legally-described residential real estate located in COOK County, Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Property Identification Number: *03-28-407-052-0000*  
Property Address: 2809 E. BEL AIRE, ARLINGTON HEIGHTS IL 60004

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of Owner, the above-described real estate to: **BERNICE WALTERS**, per stirpes.

IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set his/her/their hand(s) and seal(s) this DECEMBER 8, 2017.

*Patricia McNichols*  
**PATRICIA A. MCNICHOLS**, Owner

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AFFIX TRANSFER TAX STAMP

OR

Exempt under provisions of 20 ILCS 200/31-45, Paragraph E, Illinois Real Estate Transfer Tax Law.

12/8/17 [Signature]  
Date Buyer, Seller, or Representative

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) PATRICIA A MCNICHOLS as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

[Signature], residing at Palatine IL  
Witness Address

[Signature], residing at Palatine IL  
Witness Address

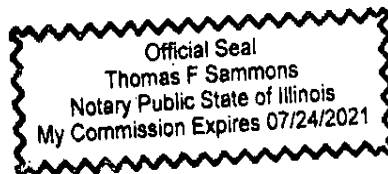
STATE OF ILLINOIS )  
COUNTY OF COOK )

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that PATRICIA A MCNICHOLS Owner(s) and witnesses personally known to me to be the same persons whose names are subscribed on 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 DECEMBER 8, 2017.

[Signature]  
Notary Public

PREPARED BY AND RETURN TO:  
Name TOM SAMMONS  
Address 502 N PLUM GROVE  
Address PALATINE IL 60067



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THE SOUTH 44.9 FEET (AS MEASURED ALONG THE WEST LINE THEREOF) OF LOT 40 IN REGENT PARK UNIT TWO, BEING A SUBDIVISION OF ALL OF THE SOUTH HALF (1/2) OF THE SOUTH EAST QUARTER (1/4) LYING EAST OF THE EAST LINE OF REGENT PARK UNIT ONE, A SUBDIVISION REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JANUARY 16, 1984, AS DOCUMENT NUMBER 2131431, ALL IN SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID REGENT PARK UNIT TWO REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JULY 29, 1984, AS DOCUMENT NUMBER 2183179.

Property of Cook County Clerk's Office