

UNOFFICIAL COPY

**TRANSFER ON
DEATH
INSTRUMENT**



1800244021

Doc# 1800244021 Fee \$60.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 01/02/2018 11:46 AM PG: 1 OF 2

THE GRANTOR,
James F. Dvorak
9247 S. Millard Avenue
Evergreen Park, Illinois 60805

Area above for county recorder use only

I, James F. Dvorak, (referred to herein as "Owner"), of 9247 S. Millard Avenue, Evergreen Park, Illinois, 60805 being of sound mind and memory, do hereby make, declare, and publish this Transfer on Death Instrument, and state as follows:

That I am a joint owner of the residential real estate located in Cook County, Illinois having the legal description:

Legal Description:

LOTS 28 AND 29 IN "B" IN FIRST ADDITION TO EVERGREEN PARK, BEING A SUBDIVISION OF THE SOUTH $\frac{3}{4}$ OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE EAST $\frac{1}{2}$ OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Address: 9247 S. Millard Avenue, Evergreen Park, Illinois 60805

Parcel Identification Number: 24-02-313-020 (affects lot 29) and 24-02-313-021 (affects lot 28).

That, effective upon my death, I convey and transfer the above-described real estate to the following Beneficiaries, all in equal shares, per stirpes, and I hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

Krista M. Dvorak, 9247 S. Millard Avenue, Evergreen Park, Illinois 60805
Karianne D. Dvorak, 9247 S. Millard Avenue, Evergreen Park, Illinois 60805

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that minor to his or her legal guardian, if any, otherwise to a parent, or if none are living, then to his or her nearest living adult kindred who is also a Designated Beneficiary hereunder, or if none, then to the person's nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until the Age of 21.

Signed this 26 of December, 2017


Owner's Signature

Witness (2 are required)

I, the undersigned witnesses, DO HEREBY CERTIFY:

- 1) The person identified in this Transfer on Death Instrument as Owner signed this Instrument in our presence on the date shown above.

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- 2) We signed this Instrument in the presence of the Owner and in the presence of each other.,
- 3) We believed the Owner to be of sound mind and memory at the time of signing.

Patrick J. Falsley
 Witness Signature

Joseph P. Kelly
 Witness Signature

PATRICK J. FALSLEY
 Printed Name

JOSEPH P. KELLY
 Printed Name

10416 S. TRUMBULL
 Street Address

12941 S. 71ST AVE
 Street Address

CHICAGO, IL 60655

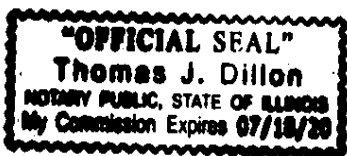
PALOS HTS, IL. 60463

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 James F. Dvorak and the above-named witnesses, each of whom are either personally known to me or presented satisfactory identification, are the same persons whose names are subscribed to the forgoing Instrument and appeared before me this day in person, and acknowledged that they signed, sealed and delivered said Instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 21 of December, 2017.

(Seal)



Thomas J. Dillon
 Notary Public

Exempt under provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Law.

12/26/17
 Date

James F. Dvorak
 Representative

This instrument was prepared by and returned to: Thomas J. Dillon, McFadden & Dillon, P. C., 120 South LaSalle Street, Suite 1335, Chicago, Illinois 60603

Send Subsequent Tax Bills To:
 James F. Dvorak
 9247 S. Millard Avenue
 Evergreen Park, IL 60805