

# UNOFFICIAL COPY

TRANSFER ON DEATH  
INSTRUMENT



Doc# 1834144011 Fee \$42.00

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

EDWARD H. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/07/2018 10:41 AM PG: 1 OF 3

THIS TRANSFER ON DEATH INSTRUMENT is made by Wilbert G. James, a single person, of the Village of Westchester, County of Cook, State of Illinois, (herein after the "Owner"), being the sole Owner of the following legally-described real estate located in Cook County, Illinois:

Lot 478 (except the West 20 feet thereof) and all of Lot 479 in George F. Nixon's and Company's Civic Center addition to Westchester in the East 1/2 of South East 1/4 of Section 20, Township 39 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois, and the East West alley North of Canterbury Street extending from a point 199.63 feet West of the West line of Manheim Road to the West line of the North South alley lying between Lots 469 and 470, also the North South alley lying between Lots 469 and 470 from the North line of Canterbury Street to the South line of the East West alley North of Canterbury Street, also the Northwesterly and Southeasterly alley 169.91 feet Southwesterly of the West line of Manheim Road lying between Lots 484 and 485 extending from the North line of Canterbury Street, all in George F. Nixon's Civic Center addition to Westchester in the East one-half of the Southeast one-quarter of Section 20, Township 39 North, Range 12, in Cook County, Illinois.

Permanent Real Estate Index Number(s): 15-20-400-103-0000

Address(es) of Real Estate: 10448 Canterbury Street, Westchester, Illinois 60154

The Owner, being of competent sound mind and capacity, and waiving and releasing all rights under the Homestead Exemption Laws of the State of Illinois, hereby conveys and transfers, effective upon his death, the above-described real estate, to his son, as follows:

Wilbert G. James, Jr., as to an undivided one hundred percent (100%) interest *per stirpes*.

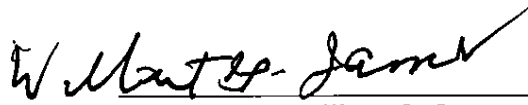
W G J

Rv

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This transfer is exempt under provisions of 35 ILCS 200/31-45 (e), Real Estate Transfer Tax Exemptions.

DATED this 6<sup>th</sup> day of December, 2018.

  
\_\_\_\_\_  
Wilbert G. James

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as his Transfer on Death Instrument in our presence, and that we, at his request and in his 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 was at the time of signing of sound mind, memory and understanding, and under no undue influence.

Witness #1:

Rachel L. Brown with address of: 2021 Midwest Rd., Suite 200

Print: Rachel L. Brown Oak Brook, IL 60523

Witness #2:

Jacqueline Seczeppanik with address of: 2021 Midwest Rd., Ste. 200

Print: Jacqueline Seczeppanik Oak Brook, IL 60523

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State of ILLINOIS            )  
  ) ss.  
County of                        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the Owner, Wilbert G. James, and witnesses, Rachel Brown and Jacqueline Szepiet 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 they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and official seal, this 6<sup>th</sup> day of December, 2018.

Maria V. Vasos  
\_\_\_\_\_  
Notary Public



Note: This conveyance was executed in conformance with the Notarial Record requirements of §5 ILCS 312/3-102(c).

Document Prepared by:  
Maria V. Vasos  
Law Office of Maria V. Vasos, LLC  
205 E. Butterfield Rd., #129  
Elmhurst, IL 60126

Mail Recorded Document to:  
Maria V. Vasos  
Law Office of Maria V. Vasos, LLC  
205 E. Butterfield Rd., #129  
Elmhurst, IL 60126

Name and Address of Owner/Taxpayer:  
Wilbert G. James  
10448 Canterbury Street  
Westchester, IL 60154

W O J