

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc# 1904422032 Fee \$42.00

OWNER(S) NAME AND ADDRESS AND

TAXES TO:

PATRICIA R. McNALLY
407 ASHLAND AVENUE, #4F
RIVER FOREST, IL 60305

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/13/2019 12:02 PM PG: 1 OF 3

BENEFICIARYS' NAMES & ADDRESSES:

COURTNEY S. MOONEY 7205 LeMoyné St. River Forest, IL 60305	LINDSAY B. SCHLESSER 8703 Olde Colony Trail, #40 Knoxville, TN 37923
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THIS TRANSFER ON DEATH INSTRUMENT made this 8th day of February, 2019, by Patricia B. McNally, a single woman, of the Village of River Forest, County of Cook, and State of Illinois, Patricia B. McNally being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

Legal Description –

UNIT NO. 4-F AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE (HEREINAFTER REFERRED TO AS PARCEL); LOTS 4 AND 5, AND THE WEST 18.0 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11 AND 12 IN BLOCK 3 PART OF RIVER FOREST BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT THEREOF RECORDED JUNE 23, 1890 AS DOCUMENT 1291334 IN BOOK 43 OF PLATS, PAGE 20 IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT 'A' TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 8, 1968 KNOWN AS TRUST NUMBER 1472, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT 21171894 AND AMENDED FROM TIME TO TIME TOGETHER WITH ITS UNDIVIDED PER CENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL) THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY IN COOK COUNTY, ILLINOIS.

Property Address: 407 Ashland Avenue, #4F, River Forest, Illinois 60305

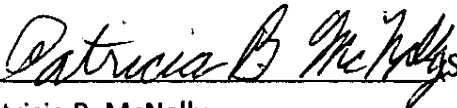
Parcel Identification Number: 15-12-117-016-1032

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Owner, being of sound mind and memory, hereby revokes all prior transfer on death instruments for the above described residential real estate, and conveys and transfers, effective on the death of the Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real estate to the following Designated Beneficiaries in the specific amounts:

Beneficiary Designation – To Courtney S. Mooney, one-half (1/2) interest, and to Lindsay B. Schlessler, one-half (1/2) interest, if then living on the date of Owner’s death, otherwise all to the survivor.


IN WITNESS WHEREOF, the said Owner has executed this Transfer on Death Instrument on date first above written.


 (Seal)
Patricia B. McNally

Exempt from real estate transfer tax under provisions of 35 ILCS 200/31-45, Paragraph (e), Illinois Real Estate Transfer Tax Law

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

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 her Transfer on Death Instrument in our presence and that we, at her request and in her 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 executed the Transfer on Death Instrument as her own free and voluntary act, and that at the time of the execution we believed the Owner to be of sound mind and memory.


Witness
Printed Name: *Cindy M. Lowder*
Address: *1015 Hayes Ave
Oak Park IL 60302*

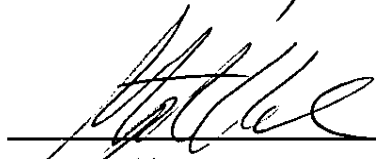

Witness
Printed Name: *MARY JO AN HENNESSY*
Address: *407 Ashland 46
Rensselaer, IL
60305*

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STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner and witnesses 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.

GIVEN UNDER my hand and notarial seal this 8th day of February A.D. 2019.



Notary Public

My commission expires 10-9-2019



PREPARED BY AND RETURN TO:

Stephen L. Lowder
Attorney at Law
1015 Hayes Avenue
Oak Park, IL 60302
Tele (708) 595-7024
Fax (708) 406-1702