

TRANSFER ON DEATH  
INSTRUMENT

UNOFFICIAL COPY



Doc# 1913546000 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 05/15/2019 11:15 AM PG: 1 OF 2

This Transfer on Death Instrument made on April 30, 2019, by PHILIPPE FERRON, hereafter ("Owner"), of 6700 S. Brainard Avenue, Unit 226, Countryside, Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

UNIT 226 AND PARKING SPACE UNIT 50 IN FOREST VILLA COMDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

PARCEL 1: THE EAST 419.32 FEET OF THE SOUTH 519.43 FEET OF THE NORTHWEST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; AND

PARCEL 2: THE WEST 100 FEET OF THE EAST 519.32 FEET OF THE SOUTH 607 FEET OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED AS EXHIBIT C TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 09164075 AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

ALSO, THE EXCLUSIVE RIGHT TO THE USE OF THE CORRESPONDINGLY NUMBERED STORAGE SPACE, A LIMITED COMMON ELEMENT AS SHOWN ON THE AFORESAID DECLARATION AND SURVEY.

Property Address: 6700 South Brainard Avenue, Unit 226, Countryside, Illinois 60525

Permanent Index Number(s): 18-20-201-041-1056

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner) the above-described residential real estate to Karyn R. Vanderwarren, or if she shall predecease Owner, then to her descendants in shares of equal value, per stirpes.

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

PHILIPPE FERRON

# UNOFFICIAL COPY

STATE OF ILLINOIS     )  
  )  
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 the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's 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 signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

*Linda Seyller*  
Linda Seyller

9909 Southwest Highway  
OAK LAWN IL 60453

*Melanie J. Matiasels*  
Melanie J. Matiasels

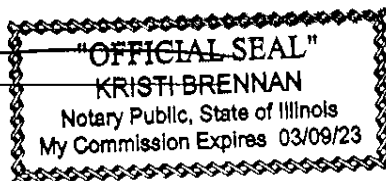
1550 Spring Rd #120  
Oak Brook, IL 60453

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 the above 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 official seal, this 30<sup>th</sup> day of April, 2019.

*Kristi Brennan*  
Notary Public



Prepared by and Return to:  
Audrey Kies Tokarz  
14007 S. Bell Road, Suite 219  
Homer Glen, Illinois 60491

Mail Tax Bills to:  
Philippe Ferron  
6700 S. Brainard Avenue, 226  
Countryside, Illinois 60525