

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



1920445024

Doc# 1920445024 Fee \$88.00

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

EDWARD M. HOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 07/23/2019 11:12 AM PG: 1 OF 2

SEND TAX BILL TO:

Sharon J. Kooper
7111 West 166th Street 1B
Tinley Park, Illinois 60477

BENEFICIARIES NAMES &
ADDRESSES:

Suzette J. Stewart
8140 Parkview Lane
Frankfort, Illinois 60423

Kenneth W. Kooper
1563 Banbury Avenue
St. Charles, Illinois 60174

THIS TRANSFER ON DEATH INSTRUMENT made this 22nd day of July 2019, by **Sharon J. Kooper** (a single person) of the Village of Tinley Park, County of Cook and State of Illinois, (herein "Owner") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

Unit 1B Together with Its Undivided Percentage Interest In the Common Elements in The Common Elements in the Tinley Square Condominium II As Delineated and Defined in the Declaration Recorded as Document No. 95633622 in the Southwest ¼ of Section 19, Township 36 North, Range 13 East of the Third Principal Meridian in Cook County Illinois.

Property Address: **7111 166th Street, Tinley Park, Illinois 60477**
Property Index Number: **28-19-307-016-1002**

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 the Owner, the above described residential real estate, to:

Beneficiaries:

In the event of my death, all of my interest in this real estate shall vest equally in **Suzette J. Stewart** (my daughter) and **Kenneth W. Kooper** (my son). In the event that **Suzette J. Stewart** (my daughter) predeceases me, then her share shall be distributed equally to her children, namely: **Alex Stewart, Samantha Stewart, Danielle Stewart and Catherine Stewart**. In the event that **Kenneth W. Kooper** (my son) predeceases me, then his share shall be distributed equally to his children, namely: **Tyler Kooper and Branden Kooper**.

IN WITNESS WHEREOF, the said Owner has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Owner - *Sharon J. Kooper*
Sharon J. Kooper

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M —
SC Y
E —
INT JH

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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 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 best of our knowledge that the Owner was/were at the time of signing of sound mind and memory, and under no undue influence.

Witness #1 Signed Name: *Pamela Wawrzyniak*
Witness #1 Printed Name: Pamela Wawrzyniak
Address of Witness: 6446 West 127th Street, Palos Heights, IL 60463

Witness #2 Signed Name: *Ana C. Argueta*
Witness #2 Printed Name: Ana Argueta
Address of Witness: 6446 West 127th Street, Palos Heights, IL 60463

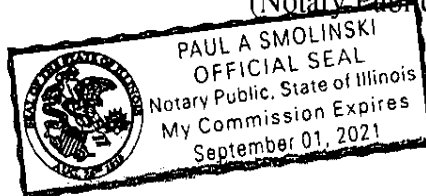
STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner(s) **Sharon J. Kooper** and witnesses, **Pamela Wawrzyniak and Ana Argueta**, personally known to me to be the same person(s) whose name(s) is/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 22nd day of July, 2019.

Paul A. Smolinski
(Notary Public)

My Commission Expires:
9/1/2021



Prepared By and Return To:
Paul A. Smolinski, Palos Elder Law, Ltd., 6446 W. 127th Street, Palos Heights IL 60463