

# UNOFFICIAL COPY

**OWNER'S NAME, ADDRESS and SEND TAXES TO:**

John and Carmela Fitzgerald  
1641 N. 22<sup>nd</sup> Ave.  
Melrose Park, Illinois 60160



Doc# 1923422090 Fee \$73.00

**MAIL RECORDED DEED TO:**

John and Carmela Fitzgerald  
1641 N. 22<sup>nd</sup> Ave.  
Melrose Park, Illinois 60160

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 08/22/2019 03:43 PM PG: 1 OF 2

## TRANSFER ON DEATH INSTRUMENT

THIS TRANSFER ON DEATH INSTRUMENT made this 15th day of August, 2019, by JOHN D. FITZGERALD and CARMELA FITZGERALD, of the Village of Melrose Park, County of Cook, State of Illinois, (herein "Owners"), being the sole Owners of the following legally described real estate situated in Cook County, State of Illinois to wit:

The South half of lot thirty-five (35) and the North quarter of lot thirty four (34) in block twelve (12) in Goss, Judd and Sherman's West Division Street Home Addition, being a subdivision of the North West quarter of Section three (3), Township thirty-nine (39) North, Range twelve (12), East of the Third Principal Meridian, (except the North sixty three (63) acres hereof and except lots nineteen (19) and twenty (20) in block four (4) in Goss, Judd and Sherman's Melrose Park Highland, being a subdivision in the North West quarter of Section three (3) aforesaid).

Permanent Real Estate Index Number(s): 15-03-119-078-0000

Address of Real Estate: 1641 N. 22<sup>nd</sup> Ave., Melrose Park, Illinois 60160

The Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, convey and transfer (effective on the death of the Owner last to die) the above-described residential real estate in undivided equal shares to the following Designated Beneficiaries as tenants in common at the time of death of the last Owner:

MARIA MATARRESE, 641 Sherman St., Melrose Park, Illinois 60160  
JOHN D. FITZGERALD, 742 Alexandria Dr., Naperville, Illinois 60565

provided however if a Designated Beneficiary shall predecease the Owner, then the Designated Beneficiary's share shall be conveyed and transferred to the Designated Beneficiary's then living descendants per stirpes, or if none then to the remaining Designated Beneficiaries in equal shares, except if a Designated Beneficiary shall have predeceased the Owner, then to the Designated Beneficiary's living descendants per stirpes.

If any beneficiary is a minor, then the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, then to his or her nearest living adult kindred who is also a Designated Beneficiary hereunder.

Dated this 15<sup>th</sup> day of Aug., 2019.

*John D. Fitzgerald*

JOHN D. FITZGERALD

X | 2 | Y-1 | | | |  
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# UNOFFICIAL COPY

Carmela Fitzgerald  
CARMELA FITZGERALD

We, the undersigned witnesses, Karen Horner and Aaron Lazara, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death instrument in our presence and that we, at their request, and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence

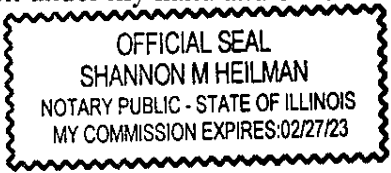
Karen Horner  
Witness residing at 7246 W. Touhy Ave Chicago IL 60631

Aaron Lazara  
Witness residing at 7246 W. Touhy Ave. Chicago IL 60631

STATE OF ILLINOIS )  
 ) SS:  
COUNTY OF COOK )

I, undersigned, a notary public in the aforesaid State and County, do hereby certify that JOHN D. FITZGERALD and CARMELA FITZGERALD and witnesses, Karen Horner and Aaron Lazara, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person, and acknowledge that they signed, sealed and delivered the said instrument as their free and voluntary act, for the uses and purposes set forth therein.

Given under my hand and official seal, this 15<sup>th</sup> day of Aug., 2019.



Joseph A. La Zara  
Notary Public

COUNTY - ILLINOIS TRANSFER STAMPS

Exempt Under Provision of  
Paragraph 6 Section 4,  
Real Estate Transfer Act  
Date: 8-15-19

Prepared By:  
Joseph A. La Zara  
7246 W. Touhy Ave.  
Chicago, Illinois 60631

Signature: Carmela Fitzgerald