

# UNOFFICIAL COPY

**NOTE:**

\*TOD instrument cannot be  
revoked by non-recorded  
instrument

\*\*Beneficiaries must file Notice of  
Death Affidavit within 2 years or  
TOD is invalid

Doc#: 1925408505 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 09/11/2019 01:10 PM Pg: 1 of 3

**TRANSFER  
ON  
DEATH  
INSTRUMENT**

Above Space for Recorder's Use Only

**THIS TRANSFER ON DEATH INSTRUMENT**, which was executed on this 22nd day of AUGUST, 2019, by: **THE OWNERS, JOSEPH R. HEDRICK AND DONNA R. HEDRICK, AS TENANTS BY THE ENTIRETY**, who resides at 8610 School Street, in the City of Morton Grove, County of Cook, and State of Illinois 60053, being of sound mind and disposing memory, do hereby make, declare and publish this **TRANSFER ON DEATH INSTRUMENT**, stating as follows: That the above referenced property owner is the **SOLE SURVIVING** owner of residential real estate under a duly recorded Trust Deed, recorded on June 7, 1989, as Document Number 89256214, in the County of Cook, State of Illinois. The residential real estate is legally described as:

**LOT 48 IN GEORGE E. FERNALD'S MORTON GROVE SUBDIVISION OF THE WEST HALF (EXCEPT THE NORTH 4 ACRES OF THE WEST 10 ACRES THEREOF) OF THE NORTH EAST QUARTER OF THE NORTH WEST QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.**

Permanent Index Number: **10-20-115-008-0000**

Address of Real Estate: **8610 SCHOOL STREET, MORTON GROVE, ILLINOIS 60053-2919**

**THE OWNERS, JOSEPH R. HEDRICK AND DONNA R. HEDRICK**, being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption of the State of Illinois, does hereby convey and transfer, effective on death of the Owner, the above-described real estate, to the named **BENEFICIARIES**, as follows:

19-30647  
North American Title Company  
1776A S. Naperville Rd #200  
Wheaton, IL 60189

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**THIS TRANSFER TO THE DESIGNATED BENEFICIARIES IS TO OCCUR AT THE OWNER'S DEATH. THIS TRANSFER IS EXEMPT UNDER PROVISIONS OF 35 ILCS 200/31-45, PARAGRAPH, ILLINOIS REAL ESTATE TRANSFER TAX LAW.**

**KATHERINE R. MILLER**, married to Gregory Miller, of 1106 W. Milburn, Mount Prospect, IL 60056, as to a 25% (twenty-five percent) interest, **and**

**JOHN J. HEDRICK**, married to Jennifer Hedrick, of 21875 Gallahad Ln, Brookfield, WI 63045, as to a 25% (twenty-five percent) interest, **and**

**THERESA FROLICH**, married to James Frolich, of 748 Needlegrass, Antioch, IL 60022, as to a 25% (twenty-five percent) interest, **and**

**WILLIAM HEDRICK**, married to Nancy Hedrick, of 1711 Woodland, Park Ridge, IL 60068, as to a 25% (twenty-five percent) interest

**NOT AS JOINT TENANTS, but as TENANTS IN COMMON.**

8/22/2019

DATE EXECUTED

JOSEPH R. HEDRICK

8/22/2019

DATE EXECUTED

DONNA R. HEDRICK

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that the Owners, personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that she signed, sealed, and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth, and that the notary public believed the Owners to be of legal age, and sound mind and memory, and under no constraint or undue influence of any kind.

Given under my hand and notarial seal this 22nd day of August 2019.

NOTARY PUBLIC SIGNATURE:

Colleen M. Galich

NOTARY PUBLIC STAMP:



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## AFFIDAVIT OF WITNESSES

STATE OF ILLINOIS )  
 ) SS  
COUNTY OF COOK )

WE, the undersigned witnesses, respectively, whose names are signed to the attached instrument, being first duly sworn, declare to the undersigned authority that the Owners, JOSEPH R. HEDRICK AND DONNA R. HEDRICK, in the presence of witnesses, declared as her Transfer on Death Instrument, the instrument of which this affidavit is a part; that Owners then freely and voluntarily signed such instrument as her Transfer on Death Instrument for the purposes therein expressed; that each of the witnesses believed the Owners to be of legal age and sound mind and memory, and under no constraint or undue influence of any kind; and that each of the witnesses then attested the instrument at the Owners' request and in the presence of the Owner and of each other.

WITNESS:

RESIDING AT:

Mary Faith Flahive

6863 N. Lexington Lane

PRINT NAME: MARY FAITH FLAHITE

NILES, IL 60714

WITNESS:

RESIDING AT:

John Ann Gerson

4603 N. Milwaukee Ave

PRINT NAME: JOHN ANN GERSON

CHICAGO, IL 60630

I, the undersigned, a notary public in and for said County, in the State aforesaid, **DO HEREBY CERTIFY** that the witnesses, 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 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 August 2019.

NOTARY PUBLIC SIGNATURE: Colleen M. Galich

NOTARY PUBLIC STAMP:

made to / Prepared by  
Joseph R Hedrick  
8610 School St.  
Morton Grove IL 60053

