

UNOFFICIAL COPY

Doc#: 1929713071 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 10/24/2019 12:07 PM Pg: 1 of 3

PREPARED BY/MAIL TO:

Derek M. Johnson, Esq.
Bellock & Coogan, Ltd.
915 Harger Road, Suite 240
Oak Brook, Illinois 60523

MAIL TAX BILL TO:

Richard K. Mattick
8219 Stone Trail Drive
Bethesda, MD 20817

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

I, RICHARD K. MATTICK, a married person ("Owner"), of 8219 Stone Trail Drive, Bethesda, Montgomery County, Maryland, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of residential real estate ("Property") under a duly recorded Quit Claim Deed dated July 7, 2017 and recorded August 15, 2017, as document number 1722735057, in the County of Cook, State of Illinois. The Property is legally described as:

SEE LEGAL DESCRIPTION ATTACHED

Property Index Number: 09-26-203-036-0000
Property Address: 519 Austin, Park Ridge, Illinois 60068

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death.

Upon my death, I convey and transfer the Property to my then-living descendants, per stirpes. Currently, my only descendants are my two (2) children now living, namely: CLARA C. MATTICK and ANNA F. MATTICK. In addition, an interest in the Property which is distributable to a beneficiary hereunder who has not reached the age of 21 years shall immediately vest in said beneficiary, but shall be distributed to DONNA J. DENISON of Bethesda, Maryland, as custodian for such beneficiary's interest in the Property under the Illinois Uniform Transfers to Minors Act ("Act"); provided, however, in the event of the death, resignation, refusal, failure, or inability of DONNA J. DENISON to serve as custodian, then the following, one at a time and in the order named, shall serve as successor custodian in her place and stead: JOSEPH A. BENJAMIN of Inverness, Illinois; and CALEB D. LENDY of Niles, Illinois.

Signed this 17th day of October, 2019.



RICHARD K. MATTICK

UNOFFICIAL COPY

WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as his Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed the transfer on death instrument as his own free and voluntary act. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

Witnesses

Addresses

Dawn A. Rathe

residing at 722 Wendell Ave.

West Chicago, IL 60185

Marie Filascki

residing at 435 Oxford Place

Roselle, IL 6072

STATE OF ILLINOIS

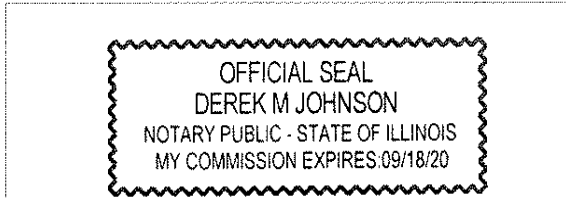
)
) SS.

COUNTY OF DU PAGE

)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that RICHARD K. MATTICK and the above-named witnesses, each of whom was 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 17th day of October, 2019.



Derek M. Johnson
Notary Public

My commission expires on September 18, 2020.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Date 10/17/19

Derek M. Johnson
Representative

UNOFFICIAL COPY

LEGAL DESCRIPTION

LOT ONE (1) IN BLOCK FOUR (4) IN COLLINS, GAUNTLETT & DUNAS GOLF VIEW ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE NORTH 19.00 ACRES OF THE 36 ACRES, LYING WEST OF AND ADJOINING THE EAST FIFTY-EIGHT (58) RODS OF THE NORTH SIXTY-SIX (66) RODS, ELEVEN (11) FEET OF THE NORTH EAST QUARTER (1/4) OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EASTERLY TWO HUNDRED ELEVEN (211) FEET OF SAID NORTH NINETEEN (19) ACRES).

AND

THE PUBLIC ALLEY NOW VACATED LYING WEST OF AND ADJOINING LOTS 4 AND 5 AND NORTH OF THE SOUTH LINE OF LOT 5, EXTENDED WEST IN BURKE AND LYNN'S COUNTY CLUB ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE EAST 211 FEET (EXCEPTING THAT PORTION THEREOF FALLING WITHIN PROSPECT AVENUE) OF THE NORTH 19 ACRES OF THE 36 ACRES LYING WEST OF AND ADJOINING THE EAST 58 RODS OF THE NORTH 66 RODS AND 11 FEET OF THE NORTH EAST QUARTER (1/4) OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE SOUTH 166 FEET OF THE NORTH 399.66 FEET THEREOF AND EXCEPT THAT PORTION OCCUPIED BY OAKTON AVENUE IN COOK COUNTY, ILLINOIS AND EAST OF AND ADJOINING THE EAST LINE OF LOT 1 IN BLOCK 4, IN COLLINS GAUNTLETT AND DUNAS' GOLF VIEW ADDITION TO PARK RIDGE, BEING A SUBDIVISION OF THE NORTH 19.00 ACRES OF THE 36 ACRES LYING WEST OF AND ADJOINING THE EAST 58 RODS OF THE NORTH 66 RODS, 11 FEET OF THE NORTHEAST QUARTER (1/4) OF SECTION 26, TOWNSHIP 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EASTERLY 211 FEET OF SAID NORTH 19 ACRES IN COOK COUNTY, ILLINOIS).