## **UNOFFICIAL COPY**

## TRANSFER ON DEATH INSTRUMENT



Doc# 1936549255 Fee \$88.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00 EDHARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 12/31/2019 02:36 PM PG: 1 OF 2

(The space above for Recorder's use only)

THIS TRANSFEK CN DEATH INSTRUMENT made this 20th day of December, 2019, by NICHOLAS S. PIZZO and MARIA PiZZO, husband and wife, of the Village of Schaumburg, County of Cook and State of Illinois, (herein "Owner/Owners") being the Owner(s) of a 100% interest in fee simple of the following described real estate cituated in Cook County, Illinois, commonly known as 1251 Beechwood Court, Unit C-1, Schaumburg, Illinois 60193, legally described as:

UNIT 3-18-R-C-1 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WILLOW POND AT BAR HARBOR CONDOMINIUM AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 87643830, AS AMENDED, IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 07-24-300-049-1/35

Address(es) of Real Estate: 1251 Beechwood Court, Unit C 1, Schaumburg, Illinois 60193

The Owner(s), having attained the age of eighteen years and being of sound mind and memory, hereby convey(s) and transfer(s), effective only upon the death of the last Owner to die, pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et seq., the above described residential real estate equally to:

1 PIZZO, or his issue per stirpes,

1 Illinois 61008

SAMUEL J. PIZZO, or his issue per stirpes,
5460 Squaw Prairie Road, Belvidere, Illinois 61008
And
THOMAS N. PIZZO, or his issue per stirpes,
768 Brantwood Avenue, Elk Grove Village, Illinois 60007
And
JAMES M. PIZZO, of his issue per stirpes,
629 Hillside Avenue, Glenview, Illinois 60137
And
LAURA M. GUERRIERI, or her issue per stirpes,
1253 Beechwood Court, Unit B-1, Schaumburg, Illinois 60193
And
MICHELLE M. PALMIERI, or her issue per stirpes,
25435 Canterbury Court, Glen Ellyn, Illinois 60437

1936549255 Page: 2 of 2

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IN WITNESS WHEREOF, the said Owners have hereunto set their hands and seals the day and year first above written.

NICHOLAS S. PIZZO

MARIA PIZZO

We, the undersigned witnesses, hereby certify that this Transfer on Death Instrument was, on the date stated above, signed and declared by the Owners in our presence as their Transfer on Death Instrument, and that it was executed by them as their free and voluntary act, and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, and that we believe that the Owners were of sound mind and memory at the time the instrument was signed.

Carole A. Pankau, 105 E. Irving Park Rd., Itasca, Illinois 60143

)ss

Gina Boeing, 105 B. Irving Park Rd., Uasca, Illinois 60143

STATE OF ILLINOIS

COUNTY OF DUPAGE

I, the undersigned, a Notary Public in and for the said Courty, in the State aforesaid, DO HEREBY CERTIFY THAT NICHOLAS S. PIZZO and MARIA PIZZO. Owner(s), and Carole A. Pankau and Gina Boeing, 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 20th day of December, 2019

NOTARY/PUBLIC

This instrument was prepared by: Anthony John Pankau, Jr., Attorney at Law Pankau Law P.C.

105 E. Irving Park Rd. Itasca, IL 60143

"OFFICIAL SEAL"
ANTHONY J PANKAU JR
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/3/2021