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TRANSFER ON DEATH INSTRUMENT – PAGE 1

Doc# 2005846079 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 02/27/2020 11:03 AM PG: 1 OF 3

THIS INSTRUMENT WAS PREPARED BY:

Daniel J. Kelley
7270 W. College Dr., Suite 101
Palos Heights, Illinois, 60463

FOR:

Jerome J Hraha and Noreen T. Hraha
9939 S. Spaulding Ave.
Evergreen Park, Illinois, 60805

ILLINOIS TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO 755 ILCS 27/1 ET SEQ.

THIS **TRANSFER ON DEATH INSTRUMENT** (hereinafter referred to as "**TODI**"), which was completed and signed before a notary public on the following date: *February 20, 2020*, by the property owners, whose names are: *JEROME J. HRAHA* and Noreen T. HRAHA, and who currently live at the street address of: 9939 S Spaulding Ave in the city of: Evergreen Park, and the County of Cook, in the State of Illinois with a zip code of 60805, while being of sound mind and disposing memory, do now hereby make, declare and publish this TODI, stating and attesting to the following. That the above - referenced property owners are the **SOLE** owners of the residential real estate, under a duly recorded DEED or other **CONVEYANCE INSTRUMENT** which was recorded on the date of September 30, 1997 as document number 97725262 with the proper County Agency in the County of Cook in the State of Illinois. Furthermore, this TODI is intended to transfer the following real property with a legal description as written below:

LOT 51 (EXCEPT THE SOUTH 5 FEET THEREOF) AND ALL OF LOT 32 IN BLOCK 2 IN SANDER'S AND REED'S ADDITION BEING A SUBDIVISION OF THE NORTH HALF OF THE NORTH HALF OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 11, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PROPERTY IDENTIFICATION NUMBER (PIN): 24-11-403-049-0000

COMMONLY REFERRED TO ADDRESS: 9939 S. Spaulding Ave, Evergreen Park, IL, 60805

Finally, the owners, while also being of competent mind and capacity, do now hereby **Convey** and **Transfer** effective upon the death of the last to die of the **Owners**, the above - described real property to the below named **Beneficiaries** as **JOINT TENNANTS WITH RIGHT OF SURVIVORSHIP**.

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TRANSFER ON DEATH INSTRUMENT – PAGE 2

(THIS INSTRUMENT IS EXEMPT PURSUANT TO SECTION 35 ILCS 200/31-45, PARA, IL REAL ESTATE TRANSFER TAX LAW

BENEFICIARIES:

AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP

Benjamin Michael Rosen, 2266 W. 113th Street, Chicago, Illinois, 60643

Meghan Therese McCarthy, 11040 S. St. Louis Ave., Chicago, Illinois, 60655

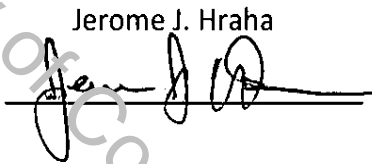
We the **SOLE OWNERS** hereby swear and affirm that the foregoing wishes were made of our free and voluntary acts for the purposes set forth.

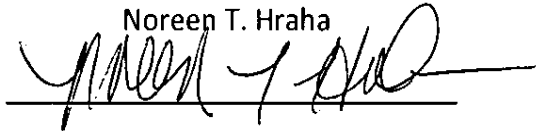
OWNERS NAMES:

Jerome J. Hraha

Noreen T. Hraha

SIGNATURES OF OWNERS:

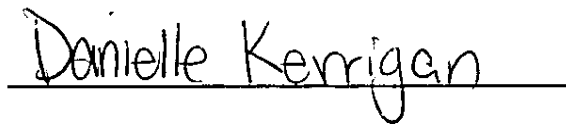




WITNESS DECLARATION – THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE

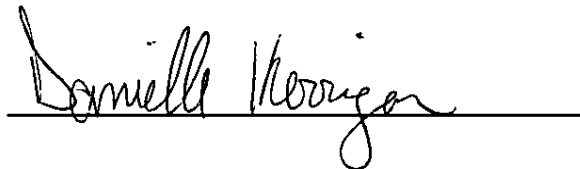
OF THE OWNERS, ALL WITNESSES, AND NOTARY PUBLIC: We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above and signed by the owners as their voluntary TODI in our presence, at the request of them, and while also in the presence of one another. We also do now hereby swear in and affirm that we are signing our names to this instrument with the belief and knowledge that the owners, were, at the time of signing of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

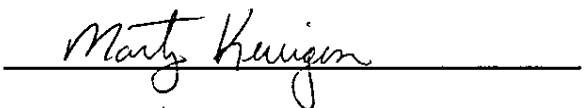
WITNESSES NAMES (Print):



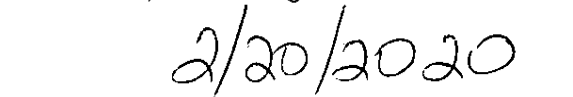


WITNESSES SIGNATURES:





DATE WITNESSES SIGNED BEFORE NOTARY:



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TRANSFER ON DEATH INSTRUMENT – PAGE 3

NOTARY VERIFICATION SECTION:

STATE OF ILLINOIS)

) SS

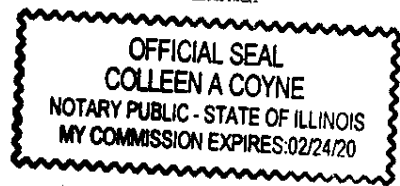
DATE NOTARIZED:

2/20/2020

COUNTY OF COOK)

I, the undersigned, a notary public in and for said County, in the State aforesaid,, DO HEREBY CERTIFY that the owners and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

AFFIX NOTARY STAMP BELOW:



PRINT NOTARY NAME:

Colleen A. Coyne

SIGNATURE OF NOTARY:

Colleen A. Coyne

Cook County Clerk's Office