

UNOFFICIAL COPY

Doc#: 2014121040 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 05/20/2020 09:57 AM Pg: 1 of 2

TRANSFER ON DEATH INSTRUMENT

OWNER'S NAME AND
ADDRESS:

WALTER J. IBACH, JR.
1639 N. 77th Court
Elmwood Park, Illinois 60707

BENEFICIARY'S NAME AND ADDRESS:

LYNN SULLIVAN
24 Meadowbrook Drive
Auburn, New York 13021

This Transfer on Death Instrument made this 1st day of May, 2020, by WALTER J. IBACH, JR., divorced and not since remarried, of the Village of Elmwood Park, Count of Cook and State of Illinois, (herein "Owner") being the Owner of the following legally described residential real estate located in Cook County, Illinois:

THE SOUTH 7 FEET OF LOT 24 AND ALL OF LOT 23 AND LOT 22 (EXCEPT THE SOUTH 27 FEET) IN BLOCK 14 IN MILLS AND SONS THIRD ADDITION TO GREEN FIELDS, A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 (EXCEPT THE NORTH 174 FEET AND THE SOUTH 191 FEET) OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

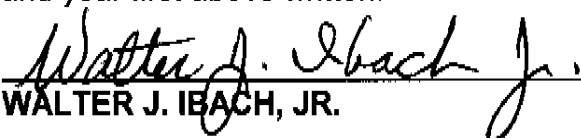
PIN: 12-36-327-002-0000

Commonly Known As: 1639 N. 77th Court, Elmwood Park, Illinois 60707

The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the **WALTER J. IBACH, JR.**, the above described residential real estate, to:

ONE HUNDRED PERCENT (100%) PERCENT to my daughter, LYNN SULLIVAN, if she survives me, otherwise per stirpes to my descendants who so survive me.

In Witness Whereof, the said Owner has hereunto set his hand and seal the day and year first above written.

 (Seal)
WALTER J. IBACH, JR.

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STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

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

Taryn Cappolino
Witness

438 Circle Avenue
Address

Forest Park, IL 60130

Alex
Witness

946 S. Oak Park Ave
Address

Oak Park, IL 60304

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that **WALTER J. IBACH, JR. divorced and not since remarried**, and witnesses, are personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein said forth.

Given under my hand and official seal, this 1st day of MAY, 2020.

Edward J Maliszewski
Notary Public



This instrument was prepared by and Mail to:

**EDWARD J. MALISZEWSKI, JR. ESQ.
Law Office of Edward J. Maliszewski, Jr.
A Professional Corporation
946 S. Oak Park Avenue
Oak Park, IL 60304**