

UNOFFICIAL COPY

Doc#: 2016246258 Fee: \$98.00
Edward M. Moody
Cook County Recorder of Deeds
Date: 06/10/2020 11:54 AM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

Prepared by & Mail to:

Frank Salerno, Attorney at Law
22 Calendar Ct., 2nd Floor
LaGrange, IL 60525
(708) 588-2080

Send Subsequent Tax Bills to:

Theodore & Bernadette Noonan
9518 N. Twinkling Shadows Way
Tucson, Arizona 95743

We, **THEODORE J. NOONAN** and **BERNADETTE F. NOONAN** of 9518 N. Twinkling Shadows Way, Tucson, Pima County, State of Arizona, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument after being first duly sworn and deposed, and say as follows:

That we the owners of the property as joint tenants with rights of survivorship under a duly recorded Trustee's Deed. Said deed was recorded on January 16, 2018 as Document #: 1801618049 with the Cook County Recorder of Deeds, State of Illinois. The legal description of the property is:

PARCEL 1: UNIT 2C, IN ROYAL GARDENS CONDOMINIUM, DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN WIEGEL AND KILGALLEN'S CRAWFORD GARDENS UNIT NO. 5, BEING A SUBDIVISION OF PART OF THE NORTH 468 FEET OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS WHICH SURVEY IS ATTACHED AS EXHIBIT 'A' TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT 86471078, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: THE EXCLUSIVE RIGHT TO THE USE OF P-2-C AND S-2-C, LIMITED COMMON ELEMENTS AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID RECORDED AS DOCUMENT 86471078.

This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Paragraph, Illinois Real Estate Transfer Tax Law.

UNOFFICIAL COPY


Permanent Real Estate Index Number: 24-03-410-020-1006


Address of Real Estate: 4117 W. 93rd Place, Unit 2C, Oak Lawn, Illinois 60453

WHEREAS, pursuant to 755 ILCS 27, the owners 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 death of the second of the joint owners to die.

THEREFORE, upon the death of the second of us to die, we transfer our joint interest in the property referenced herein to our daughters, **KAREN NOONAN** and **KATHLEEN NOONAN-BERISTAIN**, if both are living or wholly to the survivor, as Tenants in Common.

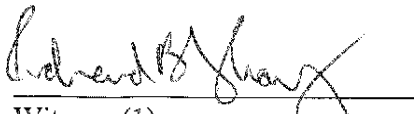
Dated this 15 day of May, 2020.


THEODORE J. NOONAN


BERNADETTE F. NOONAN

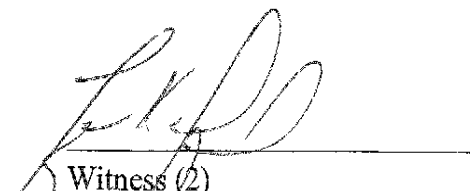
WITNESSES

The above and foregoing instrument consisting of three (3) typewritten pages, including the witness and acknowledgement pages, was signed, published and declared by the Affiants, **THEODORE J. NOONAN** and **BERNADETTE F. NOONAN**, as a Transfer on Death Instrument in the presence of us and thereupon we, at the Affiants' requests and in the Affiants' presence and in the presence of each other, have hereunto signed our names as attesting witnesses, believing said Affiants at the time of so subscribing their names hereunto to be of sound mind and memory, and under no restraint or constraint whatsoever, and that they were fully capable of knowingly and understandingly transacting the ordinary business affairs of life and knowing the natural objects of their bounty, on this 15th day of May, 2020.


Witness (1)

(Address 1) 22 Calender Ct

(Address 1) La Grange IL 60525


Witness (2)

(Address 2) 22 Calender Ct

(Address 2) La Grange IL 60525

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **THEODORE J. NOONAN**, 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 set forth.

Given under my hand and official seal, this 15th day of May, 2020.



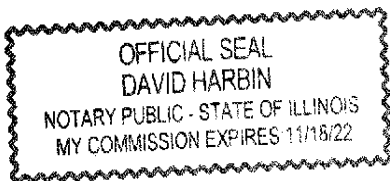
[Signature] (Notary Public)

STATE OF ARIZONA, COUNTY OF COOK

ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, CERTIFY THAT **BERNADETTE F. NOONAN**, 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 she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 15th day of May, 2020.



[Signature] (Notary Public)

County Clerk's Office