

# UNOFFICIAL COPY

**TRANSFER ON DEATH  
INSTRUMENT  
(Under 755 ILCS 27)**

Doc#: 2030662201 Fee: \$98.00  
Edward M. Moody  
Cook County Recorder of Deeds  
Date: 11/03/2020 12:43 PM Pg: 1 of 2

This Transfer on Death Instrument is made by Valorrie Moulton, a widow and not remarried, being the owner of the following described parcel(s) of residential real property, and the improvements and appurtenances thereto, in the Village of Palos Park, County of Cook, State of Illinois.

**Legal Description:**

THE WEST 220 FEET OF THE EAST 435 FEET OF THE SOUTH 145 FEET OF THE NORTH 315 FEET OF THE NORTH ½ OF THE WEST ½ OF THE WEST ½ OF THE NORTHEAST ¼ OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Commonly Known As:** 12716 S. 83<sup>rd</sup> Court, Palos Park, Illinois 60464  
**Permanent Index Number:** 23-35-200-019-0000

The owner, being of sound mind and memory, and as a free and voluntary act, hereby revokes any and all prior transfer on death instruments for the above described residential real property, and conveys and transfers, effective on the death of the owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above described residential real property as follows:

**100% to my daughter, Michelle Moulton. If Michelle predeceases me, her share shall be distributed equally to her children and the descendants of any deceased child, per stirpes. If Michelle predeceases me and leaves no descendants, her share shall be distributed equally to my brother, James T. Kutsulis, and my sister, Deborah Schillo, or if either is not then living, the share of my deceased sibling shall be distributed equally to his or her children and the descendants of any deceased child, per stirpes.**

If any interest in the above described residential real property becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent as custodian under the Illinois Uniform Transfer to Minors Act. This transfer is subject to any taxes due, as well as all liens, encumbrances, or other restrictions in place at the time of the owner's death.

All terms, pronouns and any variations thereof within this instrument shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or entity may require.

IN WITNESS WHEREOF, the said owner has signed and sealed this Transfer on Death Instrument on this 3<sup>rd</sup> day of September, 2020.

FIDELITY NATIONAL TITLE LC20041026

  
Valorrie Moulton, Owner

# UNOFFICIAL COPY

We, the undersigned witnesses, hereby certify that the above transfer on death instrument was, on the date thereof, signed and declared by the owner in our presence as the owner's Transfer On Death Instrument and that we, at the owner's request and in the owner's presence, and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the owner executed the instrument as a free and voluntary act and was of sound mind and memory at the time of signing.

Vanessa Pearson  
Vanessa Pearson  
804 Turtledove Lane  
New Lenox, Illinois 60451

Linda Mastey  
Linda Mastey  
17713 Oakwood Drive  
Tinley Park, Illinois 60487

STATE OF ILLINOIS

COUNTY OF COOK

I, the undersigned, a notary public in and for said county in the state aforesaid, do hereby certify that the owner and witnesses presented satisfactory identification or are 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 the owner signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.



Subscribed and sworn to before me  
this 3<sup>rd</sup> day of September, 2020.

Andrew J. Kutsulis, Jr.  
Notary Public

Exempt under the provisions of Paragraph e, Section 31-45 of the Illinois Real Estate Transfer Act.	
<u>9/3/2020</u> Date	<u>Vanessa Pearson</u> Grantor or Representative

**This document was prepared by:**  
Schussler & Kutsulis, Ltd.  
Andrew J. Kutsulis, Jr  
9631 West 153<sup>rd</sup> Street, Suite 35  
Orland Park, IL 60462

**After recording return to:**  
Schussler & Kutsulis, Ltd.  
Andrew J. Kutsulis, Jr  
9631 West 153<sup>rd</sup> Street, Suite 35  
Orland Park, IL 60462