

UNOFFICIAL COPY

ILLINOIS TRANSFER ON DEATH INSTRUMENT

Doc#. 2035810090 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 12/23/2020 01:42 PM Pg: 1 of 3

PREPARED BY AND MAIL RECORDED DEED TO:

Katie Bowen
Cotter Bowen Law Firm, LLC
4544 W. 103rd St. #102
Oak Lawn, IL 60453

NAME AND ADDRESS OF TAXPAYER:

Bill and Toula Georgiopoulos
10425 S. Washington St.
Oak Lawn, IL 60453

 Chicago Title

20037724#
1021

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BILL GEORGIPOULOS and TOULA J. GEORGIPOULOS ("Owners"), of 10425 S. Washington St., Oak Lawn, Cook County, Illinois, being of sound mind and disposing memory, does hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I, BILL GEORGIPOULOS and TOULA J. GEORGIPOULOS, am the owner of residential real estate under a duly recorded Warranty Deed dated August 3, 1994, and recorded August 5, 1994, as document number 94693657, and re-recorded November 16, 2010, as document number 1032035163, in the County of Cook, State of Illinois whereby we acquired title to the property in joint tenancy.

The residential real estate in which this Transfer on Death Instrument is intended to transfer is legally described as:

SEE ATTACHED EXHIBIT A

Property Index Number: 24-16-110-029-0000


Property Address: 10425 S. Washington, Oak Lawn, IL 60453

Pursuant to 755 ILCS27/1 et.seq., this transfer does not become effective until and at the time of death of the last survivor of the owners stated herein. This instrument revokes any and all prior transfer on death instruments made by us for the above mentioned residential real estate. Before our deaths, we have the right to revoke this instrument. This instrument is to be recorded prior to the death of either owner, in the public records in the office of the recorder of the county in which any part of the residential real estate is located. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, upon the death of the last of us to survive, we, BILL GEORGIPOULOS and TOULA J. GEORGIPOULOS, do hereby convey and transfer the residential real estate listed above to our children, Eugenia Georgiopoulos Riley, of 1005 Joey Ct., New Lenox, IL 60451 and Thimios Georgiopoulos, of 10425 S. Washington St., Oak Lawn, IL 60453, in equal shares.

Upon our death, we transfer our interest in the above described property to the beneficiaries as designated above.

Signed this 18th day of November, 2020.


BILL GEORGIPOULOS


TOULA J. GEORGIPOULOS

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We, the undersigned, hereby certify that the above Transfer on Death Instrument was, on the date hereof, signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other have, we signed our names as witnesses. We certify that we believed the Owner to be of sound and memory at the time of signing.

Witnesses

Michael Fry

Address 2607 W. 104th St

Chicago IL 60655

Maussa Wiffarel

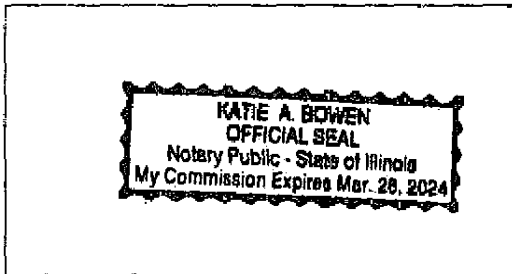
Address 10339 S. Maplewood

Chicago IL 60655

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that BILL GEORGIPOULOS and TOLLA J. GEORGIPOULOS and the above-named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License, State of Illinois picture identification document, or _____, 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 notarial seal this 18 day of November, 2020.



Katie A. Bowen

Notary Public

My commission expires on 3/28, 2024.

Exempt under provision of Paragraph E, Section 4, Real Estate Transfer Tax Act, 35 ILCS 200/31-45.

11-18-2020
Date

Katie A. Bowen
Representative

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EXHIBIT "A" to TRANSFER ON DEATH INSTRUMENT

Property Address: 10425 S. Washington, Oak Lawn, IL 60453

Parcel ID: 24-16-110-029-0000

LOT 26 IN FIRST ADDITION TO WASHINGTON GARDENS, BEING A SUBDIVISION OF LOT 6 (EXCEPT THE NORTH 572 FEET THEREOF) AND ALL OF LOT 7 (EXCEPT THAT PART LYING EAST OF THE WEST LINE OF THE NORTH 572 FEET OF THE EAST ½ OF THAT PART OF SAID LOT 7 LYING WEST OF THE EAST 33 FEET THEREOF AND EAST OF THE WEST 17 FEET THEREOF) ALL IN BLOCK 4 IN FREDERICK H. BARTLETT'S MAPLEWOOD PARK, BEING A SUBDIVISION OF LOTS 3 AND 4 AND LOT 2 (EXCEPT THE EAST 2 RODS THEREOF) ALL IN SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Office of Cook County Clerk's Office