

# UNOFFICIAL COPY



\*2102140051\*

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## TRANSFER ON DEATH INSTRUMENT

**PREPARED BY AND  
AFTER RECORDING RETURN TO:**  
Jeanine M. Cunningham, LLC  
Attorney at Law  
1415 West 55<sup>th</sup> Street  
Suite 101  
La Grange, IL 60525  
Tel: (708) 352-1741  
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RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 01/21/2021 12:04 PM PG: 1 OF 3

(The Above Space For Recorder's Use Only)

### OWNER'S NAME AND ADDRESS AND TAXES TO:

Judith M. Ward  
2660 Summit Drive, Unit 210  
Glenview, Illinois 60025

### BENEFICIARIES' NAMES & ADDRESSES:

1. Katherine Ward Bartholomew, 2234 Grove Avenue, Berwyn, Illinois 60402  
(Daughter)
2. Christine L. Ward, 1019 Raleigh Road, Glenview Illinois 60025  
(Daughter)
3. Maren E. Ward, 4028 22<sup>nd</sup> Avenue S, Minneapolis, Minnesota 55404  
(Daughter)

THIS TRANSFER ON DEATH INSTRUMENT made this 8<sup>th</sup> day of January, 2021, by Judith M. Ward, a widow who has not since remarried, of the Village of Glenview, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

### Legal description:

PARCEL 1: UNIT 502-210 IN THE HEATHERFIELD CONDOMINIUM AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: CERTAIN LOTS IN HEATHERFIELD UNIT 2, BEING A RESUBDIVISION IN SECTION 23, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 9, 1999 AS DOCUMENT NO. 99136091, AS AMENDED, WHICH SURVEY IS ATTACHED AS EXHIBIT B TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER

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99849481, AND AS AMENDED, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE EASEMENT GRANT AGREEMENT RECORDED AS DOCUMENT 23876793 FOR INGRESS AND EGRESS AND UTILITY PURPOSES.

PARCEL 3: NON-EXCLUSIVE EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS, EGRESS, USE AND ENJOYMENT OVER AND UPON THE COMMON PROPERTY AS DEFINED, DESCRIBED AND DECLARED IN DECLARATION OF COVENANTS, CONDITIONS, EASEMENTS AND RESTRICTIONS FOR HEATHERFIELD CONDOMINIUM RECORDED SEPTEMBER 7, 1999 AS DOCUMENT

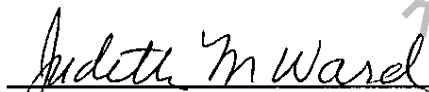
Property Address: 2660 Summit Drive, Unit 210, Glenview, Illinois 60025  
Parcel Identification Number: 04-23-203-004-1049

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 Owner last to die, the above described residential real estate in equal shares to her three daughters, listed below, with rights of representation for the descendants of a deceased daughter, per stirpes.

Katherine Ward Bartholomew, 2234 Grove Avenue, Berwyn, Illinois 60402 (Daughter)  
Christine L. Ward, 1019 Raleigh Road, Glenview, Illinois 60025 (Daughter)  
Maren E. Ward, 2220 16<sup>th</sup> Avenue South, Minneapolis, Minnesota 55404 (Daughter)

\*AS TENANTS IN COMMON\*

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

  
\_\_\_\_\_  
Judith M. Ward (SEAL)

STATE OF ILLINOIS     )  
  ) S.S.  
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 her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the

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best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence.

Date: January 8, 2021

*Michael J. Jim*  
 WITNESS [Name]  
1415 W. 55<sup>th</sup> St, LaGrange IL 60525  
 [Address]

*Claudia Wyzlar*  
 WITNESS [Name]  
5442 N. Mather, Chicago, IL 60656  
 [Address]

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 Owner and witnesses personally known to me to be the same person(s) whose name(s) 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 official seal, this 8<sup>th</sup> day of January, 2021

*Jeanine M. Cunningham*  
 Notary Public  
 My commission expires on:  
8-16-2021



EXEMPT UNDER PROVISIONS OF PARAGRAPH E, SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

1-8-21      *Jeanine M. Cunningham*  
 Date      Buyer, Seller or Representative