

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

Doc#: 2108312069 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 03/24/2021 07:55 AM Pg: 1 of 2

This Transfer on Death Instrument made on 3/5, 2021 by SYLVIA JAGIELSKI, an unmarried person, hereafter "Owner", of the City of Tinley Park, County of Cook, and State of Illinois, being the Owner, under a duly recorded deed which was recorded on November 13, 2011 as document number 0011063833 with the proper county agency in the County of Cook and the State of Illinois, of the residential real estate legally described below located in Cook County, Illinois.

**UNIT 2-NORTH OF LOT 113 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN BETTER LIVING CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 86260522, IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 26, TOWNSHIP 36 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.**

**27-26-207-016-1005**

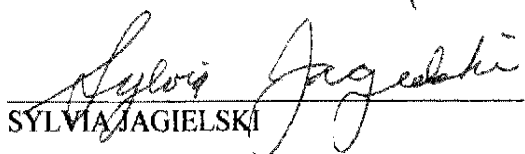
**17001 S. GRISSOM DR., UNIT 2N, TINLEY PARK, IL 60477**

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers effective on the death of the Owner the above-described residential real estate to the following Beneficiaries:

My children in shares of equal value, provided that if a child of mine predeceases me but a descendant of that child survives me, the share that would have been allocated for the deceased child, if living, shall pass and transfer per stirpes to the child's descendants who survive me. My children on this date are: LEONARD JAGIELSKI, JOSEPH JAGIELSKI, ROBERT JAGIELSKI, and KIMBERLY JAGIELSKI.

Any interest to be distributed to a beneficiary who is under age 18 at the time of distribution, or who is then incapacitated, shall immediately vest in the beneficiary, and the interest in the property shall vest in any one of the following ways: (a) to the legally appointed representative of the beneficiary, if any; (b) to a custodian for the beneficiary under a Uniform Transfers of Gifts to Minors Act; or (c) to a parent or adult relative or friend of the beneficiary, as trustee, against such person's receipt and upon the person's written undertaking to hold or sell the property and invest it, paying as much of the income and principal of the property as the trustee considers advisable for the beneficiary's health, maintenance in reasonable comfort, education and best interests (adding income not so paid as of the end of each year to principal), and distributing the remaining interest or proceeds to the beneficiary on the last to occur of (1) the beneficiary attaining age 18, or (2) the beneficiary attaining capacity and in any event distributing all of the interest or proceeds to the beneficiary's estate if the beneficiary dies prior to receiving the interest or proceeds.


IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.

  
SYLVIA JAGIELSKI

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STATE OF ILLINOIS, COUNTY OF COOK ss.

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 the Owner's Transfer on Death Instrument in our presence 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 signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

  
(Signature of Witness)

1013 Fair Oaks

Oak Park, IL 60302

  
(Signature of Witness)

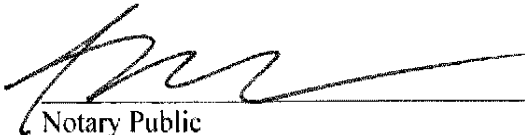
1803 West Hayes Rd.

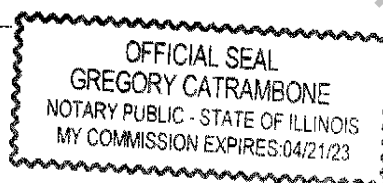
South El 60435

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 the above Owner and Witnesses 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 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 5th day of March, 2021.

  
Notary Public



Prepared by and Return to:  
Gregory Catrambone  
Law Office of Gregory Catrambone, P.C.  
10555 W. Cermak Rd.  
Westchester, IL 60154  
708-562-1191

Owner's Name and Address and taxes to:  
SYLVIA JAGIELSKI  
17001 S. GRISSOM DR., UNIT 2-N  
TINLEY PARK, IL 60477