

UNOFFICIAL COPY

TRANSFER ON DEATH
INSTRUMENT UNDER
ILLINOIS PUBLIC ACT
097-0555, EFFECTIVE FOR
OWNER(S) DYING ON OR
AFTER JANUARY 1, 2012



Doc# 2109019003 Fee \$39.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2021 09:38 AM PG: 1 OF 3

MAIL TO:

Paul F. O'Keefe
O'Keefe Law Office
225 W. Washington St., Suite 2200
Chicago, IL 60606

NAME AND ADDRESS OF TAXPAYER:

Kathleen M. Gaseor
405 Dorset Street
Prospect Heights, IL 60070

THE OWNER, KATHLEEN M. GASEOR, of the City of Prospect Heights, County of Cook, State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, transfer, effective upon the death of the undersigned owner to the successor trustee of the Kathleen M. Gaseor Declaration of Trust Dated March 25, 2021, as Beneficiary all of the right, title and interest of the undersigned owner in and to the following described residential real estate, to-wit:

See attached Exhibit A, which is incorporated by reference herein as if fully set forth.

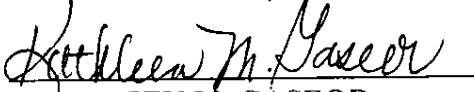
Subject to: (1) Real estate taxes for the year 2020-2021 and subsequent years;
(2) Covenants, conditions, restrictions and easements apparent or of record;
(3) All applicable zoning laws and ordinances.

Permanent Index Number: 03-21-407-018-0000

Property Address: 405 Dorset Street, Prospect Heights, IL 60070

This instrument is revocable, in accordance with the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et. seq., ("Act"), Sections 25 and 55. This instrument does not sever a joint tenancy or tenancy by the entirety, as provided in Section 70(d) of said Act. This instrument must be recorded BEFORE the death of the owners in the office of the Recorder of Deeds of the county in which the real estate is located, as provided in Section 40(a)(3) of said Act. See said Act for other provisions.

DATED this 25th day of March, 2021.


KATHLEEN M. GASEOR

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REQUIRED WITNESS STATEMENT UNDER SECTION 45 OF ACT

We, the undersigned witnesses (at least two), hereby attest that on the above date the aforesaid owner(s) executed the above transfer on death instrument in our presence as his/her own free and voluntary act, and that at the time of the execution each of the undersigned witnesses believed the owner(s) to be of sound mind and memory.

[Signature]
Witness Signature

Print name: Elizabeth Lopez
1428 W. Erie St. #2F

Chicago, IL 60647
Witness Address

[Signature]
Witness Signature

Print name: Leticia Soto
101 Greenwood Street

Chicago, IL 60611
Witness Address

REQUIRED NOTARY ACKNOWLEDGMENT UNDER SECTION 45 OF ACT

State of Illinois)
) SS
County of Cook)

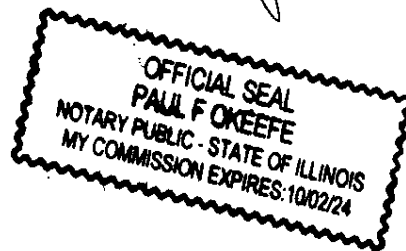
I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **KATHLEEN M. GASEOR**, as owner, and Leticia Soto and Elizabeth Lopez, as witnesses, personally known to me to be the persons whose names are subscribed to the foregoing instrument, appeared before 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, the 25th day of March, 2021.

[Signature]
Notary Public

Prepared by:

Paul F. O'Keefe
O'Keefe Law Office
225 W. Washington St., Suite 2200
Chicago, IL 60606



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EXHIBIT A

Lot Two (2) in Sampson and Wubs Resubdivision of Lot Thirty-Six (36) in Schaefer's Subdivision Number Three (3) of the East Half of the Southeast Quarter of Section Twenty-One (21), Township Forty Two (42) North, Range Eleven (11), East of the Third Principal Meridian, (except the West Eight (8) acres of the North Twenty (20) acres thereof and except the South 956 Feet thereof) all in Cook County, Illinois.

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Prospect Heights
IL 60070

Permanent Index Number: 03-21-407-018-0000