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Doc# 2122541007 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/13/2021 10:10 AM PG: 1 OF 3

This Instrument Prepared By,  
and After Recording,  
Please Mail To:  
Russell A. Adkins  
Huck Bouma PC  
1755 S. Naperville Road, Ste 200  
Wheaton, Illinois 60189

**TRANSFER ON DEATH INSTRUMENT**

I, Anne K. Canapary, a single person, of River Forest, County of Cook, State of Illinois, being of sound mind and disposing memory, do hereby revoke all prior Transfer on Death Instruments for the below described residential real estate, and make, declare and publish this Transfer on Death Instrument after being first duly sworn. I depose and state as follows:

That I am the surviving joint owner of certain residential real estate (the "Residence") pursuant to a duly executed and recorded Tenancy by the Entirety Deed, executed on June 30, 2004 and recorded on August 18, 2004 as Document Number 0423105171 in the deed records office of the County of Cook, State of Illinois, my husband, Robert C. Canapary having predeceased me on July 14, 2016. The legal description of the Residence is:

UNIT NO. 4-H AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE (HEREINAFTER REFERRED TO AS "PARCEL"): LOTS 4 AND 5, THE WEST 18.0 FEET OF LOT 8 AND ALL OF LOTS 9, 10, 11 AND 12 IN BLOCK 3, PART OF RIVER FOREST BEING A SUBDIVISION OF PART OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS SURVEYED FOR THE SUBURBAN HOME MUTUAL LAND ASSOCIATION ACCORDING TO THE PLAT OF SAID SUBDIVISION RECORDED JUNE 23, 1890 AS DOCUMENT NUMBER 1291334 IN BOOK 43 OF PLATS, PAGE 20, IN COOK COUNTY, ILLINOIS, WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM MADE BY RIVER FOREST STATE BANK AND TRUST COMPANY, A CORPORATION OF ILLINOIS, AS TRUSTEE UNDER TRUST AGREEMENT DATED JULY 8, 1968 AND KNOWN AS TRUST NO. 1442, RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS, AS DOCUMENT NO. 21171894, TOGETHER AN UNDIVIDED 1.90 PERCENT INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND PLAT OF SURVEY), IN COOK COUNTY, ILLINOIS.

Permanent Index Number: 15-12-117-016-1034  
Commonly Known As: 407 Ashland Avenue, Unit 4H, River Forest, IL 60305

S Y  
P 3  
S Y-1  
SC      
INT

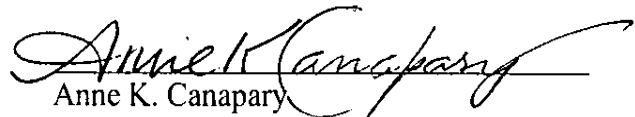
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That pursuant to 755 ILCS 27/70, an owner of an interest in residential real estate may transfer such residential real estate by a transfer on death instrument; that this transfer on death instrument is a non-testamentary instrument; that this transfer on death instrument is revocable; and that this transfer does not become effective until the time of my death.

That upon my death, title to and ownership of the Residence shall vest in shares of equal value, in such of my then living children, provided that if a child of mine is not then living but a descendant of the deceased child is then living, the share that would have vested in the deceased child, if living, shall vest in the deceased child's then living descendants, *per stirpes*.


If any interest in the Residence 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, if living, or if none living, to his or her nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until that person attains the age of twenty-one (21).

DATED this 24<sup>th</sup> day of July 2021.


  
Anne K. Canapary

We, the attesting witnesses, on oath state that each of us was present on July 21, 2021; that in the presence of the witnesses, Anne K. Canapary (the "Transferor") signed this transfer on death instrument in our presence as the Transferor's free and voluntary act; that we, the witnesses, signed this transfer on death instrument in the presence of the Transferor and in the presence of each other; that we, the witnesses, believed the Transferor to be of sound mind and memory at the time of signing, and to the best knowledge of each of the witnesses, to be at least eighteen (18) years of age on the date the instrument was signed.

Witnesses

  
(Signature)

Charlie Walker  
(Print Name)

  
(Signature)

Carla Gapastione  
(Print Name)

  
(Signature)

Demmie Jones  
(Print Name)

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State of Illinois )  
 ) SS.  
County of DuPage )

I, the undersigned, a Notary Public in said County, in the State aforesaid, DO HEREBY CERTIFY that Anne K. Canapary, Charlie Walter, Carla Capastione, and Demmie Jones, 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 each 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 24<sup>th</sup> day of July, 2021.

Kati Metzler  
Notary Public



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