

UNOFFICIAL COPY

Doc#. 2122808211 Fee: \$98.00
Karen A. Yarbrough
Cook County Clerk
Date: 08/16/2021 03:45 PM Pg: 1 of 3

Mail to:
Hood Law, P.C.
501 N. Riverside Drive, Suite 204
Gurnee, Illinois 60031

Owner's Name and Address and Taxes to:
Mary R. Bigby
7007 S. Artesian,
Chicago, IL 60629

Beneficiary's Name and Address:

Pamela E. Huggins
7007 S. Artesian,
Chicago, IL 60629

Debra L. Rogers
7007 S. Artesian,
Chicago, IL 60629

TRANSFER ON DEATH INSTRUMENT

This transfer on death instrument made this 11th day of August 2021 by Mary R. Bigby, a single person of the City of Chicago, County of Cook, State of Illinois, being the sole owner of the following legally described residential real estate located in the County of Cook and State of Illinois:

SEE ATTACHED LEGAL DESCRIPTION

Permanent Index No. 19-24-428-002-0000
Common address: 7007 S. Artesian Avenue, Chicago, Illinois 60629

That I am the sole Owner of a residential real estate under a duly recorded Deed dated 11-23-93 and recorded as Document number 93959632 in the County of Cook and State of Illinois.

That under 755 ILCS 27/1 et.seq. the owner(s) of a property may transfer residential real estate by a transfer on death instrument, as such, this transfer does not become effective until and at the time of my death.

The Owner(s) 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(s) last to die, the above-described real estate to:

Equal Shares to: Pamela E. Huggins, per stirpes and Debra L. Rogers, per stirpes.

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In witness thereof, the said Owner has hereto set his hand and seal this day and year first above written.

Mary R. Bigby
Mary R. Bigby, Owner

8-11-2021
Date

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 his request and in his 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 was at the time signing of sound mind and memory, and under no undue influence.

[Signature] residing at 205 Talbott Dr
Witness Address Gurnee IL 60031

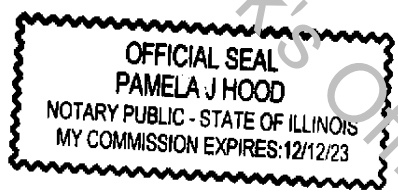
[Signature] residing at 501 N. Riverside Dr. #204 Gurnee, IL 60031
Witness Address

State of Illinois
County of Lake

I, the undersigned, a notary public in and for said County, in the State aforesaid, do hereby certify that Owner and witnesses are personally known to me to be the same person whose names are subscribed on 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 11 day of August 2021

Pamela J. Hood
Notary Public

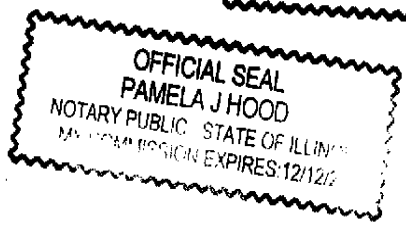
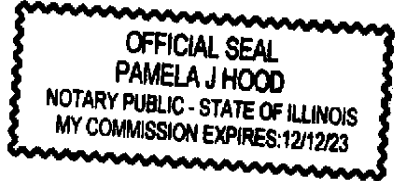


State of Illinois
County of Lake

I, the undersigned, a notary public do hereby certify that Mary R. Bigby is 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 the acknowledged that they signed this instrument under her own free and voluntary act, for the purposes set forth.

Given under my hand and seal this 11 day of August 2021.

Pamela J. Hood
Notary Public



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**EXHIBIT A
PROPERTY DESCRIPTION**

The land referred to in this Document is described as follows:

LOT 453 IN BRITIGAN'S WESTWOOD BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF SAID SOUTHEAST 1/4 OF SECTION 24) IN COOK COUNTY, ILLINOIS.

PIN#: 19-24-428-002-0000

CKA: 7007 SOUTH ARTESIAN, CHICAGO, IL 60629

Property of Cook County Clerk's Office

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