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Doc#. 2123528560 Fee: \$98.00 Karen A. Yarbrough Cook County Clerk

Date: 08/23/2021 02:58 PM Pg: 1 of 2

### A0819 2021 TRANSFER ON DEATH INSTRUMENT

AFTER RECORDING RETURN TO: RONALD T. KOPEC Attorney at Law 6218 S. Cent. 1 Avenue Chicago, Illinois 60638

#### SPACE ABOVE RESERVED FOR RECORDER -----

I, JOHN J. GIRCO A.K.A. JOHN J. GIROD III, of the City of Chicago, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument atter being first duly sworn, depose and say as follows:

That I am the owner of property under a duly recorded Quit Claim Deed. Said Quit Claim Deed was recorded on the 28th day of November, 2012, as document number 1233344070, in the Cook County Recorder of Deeds Office, State of Illinois. The legal description of the property is:

LOT 37 (EXCEPT THE WEST 12 FEET THEREOF) AND ALL OF LOT 38 IN BLOCK 3 IN PARADISE SUBDIVISION OF THE WEST HALF OF THE NORTH EAST QUARTER OF THE SOUTH WEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 19-23-310-034-0000

STREET ADDRESS: 3730 WEST 68TH PLACE, CHICAGO, ILLINOIS 60629

That pursuant to 755 ILCS 27, the owner of a property may transfer residencial teal estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of my death.

That upon my death, I transfer my interest in the property listed above as follows: 1/3 to JENNIFER L. GIROD, 1/3 to JOHN J. GIROD IV, and 1/3 to JESSICA S. MATEJEK. If any of the previously mentioned individuals shall predecease then I transfer their share to their heirs, per stirpes and not per capita.

Signed this 13 day of August, 2021.

JOHN J. GIROD III

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#### **WITNESSES**

The above and foregoing instrument consisting of two (2) typed-written pages, including the witness and acknowledgment pages, was signed, published and declared by the Affiants JOHN J. GIROD III, as a Transfer on Death Instrument in the presence of us and thereupon we, at the Affiants' request and in the Affiants' presence and in the presence of each other, have hereunto signed our names as attesting witnesses, believing said Affiants at the time of so subscribing their name hereunto to be of sound mind and memory and under no restraint or constraint whatsoever, and that they were fully capable of knowingly and understandingly transacting the ordinary business affairs of life and of knowing the natural objects of their bounty, on this the \_\_\_\_\_ day of

| Auther 1820          | 13211 Acher Ave Lemont 12 60439 |
|----------------------|---------------------------------|
| Forbrall Eigen Jos   | 13211 aucher line Lennt D 60439 |
| Veronia Kopia        | 13211 Armer Ave Lemontilleus    |
| 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 JOHN J. GIROD III and the above named witnesses, personally known to me to be the same person(s) whose name 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 sea forth.

My commission expires on Sept 30, 2024

This document was prepared by Ronald T. Kopec, Attorney at Law, 6218 S. Central Avenue, Chicago, IL 60638 Send subsequent tax bills to JOHN J. GIRTOD III, 3730 W. 68th Place, Chicago, Illinois 60629