

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

Doc#: 2125306278 Fee: \$98.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 09/10/2021 01:29 PM Pg: 1 of 2

### OWNERS NAME AND ADDRESS AND TAXES

**Brian W. Foley**  
**Victoria Foley**  
17747 Washington Court  
Orland Park, IL 60467

### BENEFICIARY NAME & ADDRESS:

**Nicole A. Struzynski**  
211 53<sup>rd</sup> Avenue  
East Amana, IA 52203

THIS TRANSFER ON DEATH INSTRUMENT made this 10<sup>th</sup> day of SEPTEMBER, A.D. 2021, by **Brian W. Foley and Victoria Foley**, of the Village of Orland Park, County of Cook and State of Illinois, **Brian W. Foley and Victoria Foley**, being the sole Owners of the following legally described residential real estate located in Cook County, Illinois.

**LOT 253 IN EAGLE RIDGE CONDOMINIUM UNIT V AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE: LOT 4 IN EAGLE RIDGE ESTATES, BEING SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 32, TOWNSHIP 30 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 29, 1994 AS DOCUMENT 94847112, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS, COOK COUNTY, ILLINOIS, AS DOCUMENT 95460466, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.**

Property Address: 17747 Washington Court, Orland Park, IL 60467  
Parcel Identification Number: 27-32-103-010-1044

The Owners being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer, effective on the death of the Owner last to die, the above-described residential real estate, to:

**Our daughter, NICOLE A. STRUZYNSKI, per stirpes**

IN WITNESS WHEREOF, the said Owners have hereunto set their hands and seals the day and year first above written.

Brian W. Foley  
BRIAN W. FOLEY

Victoria Foley  
VICTORIA FOLEY

STATE OF ILLINOIS  
SS  
COUNTY OF WILL

We, the undersigned witnesses, hereby certify the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence.

Walter R. Anderson  
WITNESS [Name]

7851 W- 185<sup>th</sup> ST  
[Address]

FOLEY PARK IL 60477  
[Address]

Jacyn Kempa  
WITNESS [Name]

7851 West 185<sup>th</sup> St.  
[Address]

TINLEY PARK, IL 60477  
[Address]

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STATE OF ILLINOIS  
SS  
COUNTY OF WILL

I, the undersigned, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY THAT Owners 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 acknowledge 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 10<sup>th</sup> day of September, A.D. 2021.

Summer Egner  
Notary Public

(SEAL)



My commission expires on 4/12/22, 20

PREPARED BY and RETURN TO:

David L. Anders  
HUTCHISON, ANDERS & HICKEY  
7851 West 185<sup>th</sup> Street, Suite 105  
Tinley Park, IL 60477  
(708) 532-7100

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,  
SECTION 31-45, REAL ESTATE TRANSFER TAX ACT.

9/10/21  
Date

[Signature]  
Buyer, Seller or Representative

Property of Cook County Clerk's Office