

UNOFFICIAL COPY

**TRANSFER ON
DEATH
INSTRUMENT**



Doc# 2127919005 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/06/2021 10:24 AM PG: 1 OF 2

Prepared by and Mail to:

**Ansani & Ansani, P.C.
1411 W. Peterson Ave., Ste 202
Park Ridge, Illinois 60068**

Owner (Grantor)/Taxes to:

**Sharon Mathews
5815 W. Newport Avenue
Chicago, Illinois 60634**

Above space for recorder's use only

Beneficiary's name(s) and address(es) is/are shown below:

Sharon Mathews, a widow and not since remarried (referred to hereinafter as "Owner"), of 5815 W. Newport, Chicago, Illinois, County of Cook and State of Illinois, being of sound mind and memory, do hereby make, declare, and publish this Transfer on Death Instrument, and state as follows:

That I am the sole owners of the residential real estate located in Cook County, Illinois having a legal description:

The East 40 feet of lot 39 in Atkinson's subdivision of lots 3,4,and 5 in Voss's partition of 80 acres west of and adjoining the East 40 Acres of the South East 1/4 of section 20, Township 40 North, Range 13, East of the third principal Meridian, of lots 1,2,3, 9, 10 and 11 in owners partition of lots 6,7,8,9, and 10 of Voss's aforesaid in Cook County, Illinois

P.I.N. : 13-20-413-014-000

ADDRESS: 5815 W. Newport Ave., Chicago, Illinois 60634

That, effective upon my death, I convey and transfer the above-described real estate to the following beneficiary/ies, all in equal shares, per stirpes, and we hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

Kathleen Manning 1017 Lyford, Wheaton, Illinois 60189
Daniel McMahan 302 Meadowview Lane, Aurora, Illinois 60504
Patricia McMahan 5342 N. Meade Ave, Chicago, Illinois 60630

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that minor to his or her legal guardian, if any, otherwise to a parent, or if none are living, then to his or her nearest living adult kindred who is also a Designated Beneficiary hereunder, or if none, then to the person's nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minor Act until the age of twenty-one (21).

Signed this 1st day of October, 2021

Sharon Mathews (SEAL)
Sharon Mathews

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Witnesses (two are required)

We, the undersigned witnesses, DO HEREBY CERTIFY:

1. The person(s) identified in this Transfer on Death Instrument as Owner(s) signed this Instrument in our presence on the date shown above.
2. We signed this Instrument in the presence of the Owner(s) and in the presence of each other.
3. We believed the Owner(s) to be of sound mind and memory at the time of signing.

Jean M Olson
 Witness signature
 Print Name: JEAN M OLSON
 Street Address: 300 THAMES PKWY
PARK RIDGE, IL 60068

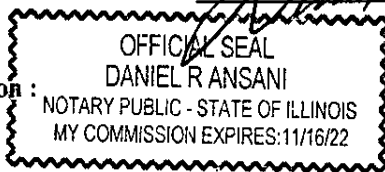
Cheryl L Guild
 Witness signature
 Print Name: CHERYL L GUILD
 Street Address: 5227 N. NAZAMA
CHICAGO, IL 60656

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 Sharon Mathews, a widow and not since remarried, and the above named witnesses, each of whom are either personally known to me or presented satisfactory identification, to be the same person(s) whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that he/she/they signed, sealed and delivered the said instrument as his/her/their free and voluntary acts, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial seal this 1st day of October, 2021

Daniel R Ansani
 Notary Public



My commission expires on :

COUNTY – ILLINOIS TRANSFER STAMPS
 EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
 SECTION 31-45, REAL ESTATE TRANSFER TAX LAW.

MAIL TO AND PREPARED BY:
 Daniel R. Ansani
 1411 W. Peterson Avenue, Suite 202
 Park Ridge, Illinois 60068

Date: 10/1/21

Daniel R Ansani
 Representative

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