

UNOFFICIAL COPY

Prepared By, Mail Tax Statements To:

Helen Rose Wargel
3654 N Bosworth Avenue, 2S
Chicago, IL 60613

When Recorded, Mail To:

Attention: MetLife Legal Plans, Inc. Deeds
8940 Main Street, Suite 2
Clarence, NY 14031

Parcel Identification Number:

14-20-119-045-1002

Doc#: 2129201121 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/19/2021 10:23 AM Pg: 1 of 4

REVOCABLE TRANSFER ON DEATH INSTRUMENT

Illinois Compiled Statutes 27/1 et seq.

Owner Making this Deed

Helen Rose Wargel

a single woman whose address is 3654 N Bosworth Avenue, 2S, Chicago, IL 60613.

Legal Description of the Property

See Exhibit A

Parcel Identification Number: 14-20-119-045-1002

Address of the Property

3654 N Bosworth Avenue, 2S, Chicago, IL 60613, Cook County

Beneficiaries

I designate the following beneficiaries, each to receive the specified fractional interest:

- 17% to Donna Scheppe, whose address is 2S511 Lakeview Drive, Wheaton, IL 60189
- 32% to Nina Wargel, whose address is 1810 Hwy. 142 South, Eldorado, IL 62930
- 17% to Thomas Wargel, whose address is 6690 Little Galilee Road, Clinton, IL 61727
- 17% to Teresa Boulds, whose address is 275 Dewey Road, Eldorado, IL 62930
- 17% to Katie Anderson, whose address is 2645 South County Road 450 West, Coatesville, IN 46121

Alternate Beneficiaries

If Donna Scheppe does not survive me, I designate, as his or her alternate beneficiaries, to replace him or her as beneficiaries:

- Andrew Scheppe, whose address is 2S511 Lakeview Drive, Wheaton, IL 60189
- Kathleen Scheppe, whose address is 2S511 Lakeview Drive, Wheaton, IL 60189

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Karalyn Scheppe, whose address is 2S511 Lakeview Drive, Wheaton, IL 60189

Bill Scheppe, whose address is 2S511 Lakeview Drive, Wheaton, IL 60189

If Nina Wargel does not survive me, I designate, as his or her alternate beneficiaries, to replace him or her as beneficiaries:

Donna Scheppe, whose address is 2S511 Lakeview Drive, Wheaton, IL 60189

Thomas Wargel, whose address is 6690 Little Galilee Road, Clinton, IL 61727

Teresa Boulds, whose address is 275 Dewey Road, Eldorado, IL 62930

Katie Anderson, whose address is 2645 South County Road 450 West, Coatesville, IN 46121

If Thomas Wargel does not survive me, I designate, as his or her alternate beneficiaries, to replace him or her as beneficiaries:

Landon Wargel, whose address is 6690 Little Galilee Road, Clinton, IL 61727

Kinser Wargel, whose address is 6690 Little Galilee Road, Clinton, IL 61727

Claudine Wargel, whose address is 6690 Little Galilee Road, Clinton, IL 61727

If Teresa Boulds does not survive me, I designate, as his or her alternate beneficiaries, to replace him or her as beneficiaries:

Logan Boulds, whose address is 275 Dewey Road, Eldorado, IL 62930

Noah Boulds, whose address is 275 Dewey Road, Eldorado, IL 62930

Ely Boulds, whose address is 275 Dewey Road, Eldorado, IL 62930

Brady Boulds, whose address is 275 Dewey Road, Eldorado, IL 62930

If Katie Anderson does not survive me, I designate, as his or her alternate beneficiaries, to replace him or her as beneficiaries:

Donna Scheppe, whose address is 2S511 Lakeview Drive, Wheaton, IL 60189

Nina Wargel, whose address is 1810 Hwy. 142 South, Eldorado, IL 62930

Thomas Wargel, whose address is 6690 Little Galilee Road, Clinton, IL 61727

Teresa Boulds, whose address is 275 Dewey Road, Eldorado, IL 62930

Transfer on Death

I, Helen Rose Wargel, of sound mind and memory, hereby revoke any prior transfer on death instrument made by me for the above described residential real estate, and, effective on my death, convey and transfer such residential real estate, free of any claim of homestead exemption under the laws of the State of Illinois, to the beneficiaries as set forth above.

[SIGNATURE PAGE FOLLOWS]

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Name and Signature of Owner Making this Instrument:

Helen Rose Wargel
Helen Rose Wargel

9/1/21
Date

Witnesses

On this _____ day of _____, _____ Helen Rose Wargel executed this transfer on death instrument in our presence. We declare that to the best of our knowledge, such execution of this instrument was a free and voluntary act and that we believe Helen Rose Wargel to be of sound mind and memory at the time of the execution.

First Witness
[Signature]
Signature
Grace Ebach
Printed name
9/1/21
Date
346 E 13th St. 25/B.
Address
New York, NY 10003
Address

Second Witness
[Signature]
Signature
Matthew B. Ebach
Printed name
9/1/21
Date
3240 N. Lakeshore Dr. 7C
Address
Chicago IL 60657
Address

Acknowledgment of Notary Public

STATE OF ILLINOIS
COUNTY OF COOK

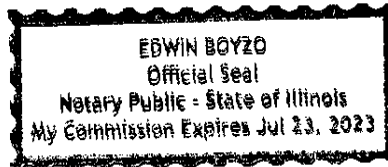
I, the undersigned, a Notary Public in and for the said County, in the State of Illinois, DO HEREBY CERTIFY that the following individuals, each of whom is either personally known to me or presented satisfactory evidence of identification as indicated:

DRIVERS LICENSE

appeared before me this day and acknowledged that they signed, sealed, and delivered this instrument as their free and voluntary act, for the uses and purposes herein set forth, including the release and waiver of the right of homestead.

GIVEN UNDER my hand and notarial seal this 1 day of SEPTEMBER, 2021.

[Signature]
Signature
EDWIN BOYZO
Printed Name



Notary seal

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Exhibit "A" Legal Description

PARCEL 1:

Residential Unit 2S and Parking Unit P2S in Bosworth Waveland condominium as delineated on a survey of the following described premises:

LOT 45 AND 45 IN BLOCK 1 IN SICKEL AND HUFFMEYER'S ADDITION TO LANE PARK, A SUBDIVISION IN SOUTHWEST ¼ OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM RECORDED JUNE 9, 1999 AS DOCUMENT NUMBER 99550934, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

THE EXCLUSIVE RIGHT TO USE OF DECK 2S AND S2S, A LIMITED COMMON ELEMENT, AS DELINEATED ON THE SURVEY ATTACHED TO THE DECLARATION AFORESAID, RECORDED AS DOCUMENT NUMBER 99550934.

APN: 14-20-119-045-1002

Property commonly known as: 3654 N Bosworth Avenue 2S, Chicago, IL 60613

Property of Cook County Clerk's Office