

UNOFFICIAL COPY

Doc#: 2201455307 Fee: \$51.00

Karen A. Yarbrough

Cook County Clerk

Date: 01/14/2022 02:26 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

OWNER NAME AND ADDRESS:

Edward J. Metz, Jr.
4001 Gage Avenue
Lyons, Illinois 60534

BENEFICIARY NAME AND ADDRESS:

Edward J. Metz III
4001 Gage Avenue
Lyons, Illinois 60534

THIS TRANSFER ON DEATH INSTRUMENT

made on January 12, 2022 by Edward J. Metz, Jr., an unmarried man, of the Village of Lyons, County of Cook, State of Illinois (herein the "Owner"), being the Owner of the following legally-described residential real estate located in Cook County, Illinois:

PARCEL 1:

LOT 1 IN METZ SUBDIVISION, BEING A SUBDIVISION OF THE SOUTH 150 FEET OF THE NORTH 311.96 FEET OF THE WEST 175 FEET OF THAT PART OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 38, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE EAST LINE OF THE ALLEY EAST OF AND ADJOINING LOTS 30 TO 39 BOTH INCLUSIVE IN THE SUBDIVISION BY DAVID A. GAGE RECORDED SEPTEMBER 15, 1868 IN BOOK 167 OF MAPS PAGE 99 AND SOUTH OF THE NORTH LINE EXTENDED EAST OF THE ALLEY NORTH OF AND ADJOINING LOT 39 IN GAGE'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS

PARCEL 2:

THE SOUTH 50 FEET OF THE NORTH 311.96 FEET, THE SOUTH 50 FEET OF THE NORTH 261.96 FEET, AND THE SOUTH 50 FEET OF THE NORTH 211.96 FEET, ALL IN THE WEST 175 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF AND ADJOINING THE EAST LINE OF THE ALLEY EAST OF AND ADJOINING LOTS 30 TO 39, INCLUSIVE, IN THE SUBDIVISION BY DAVID A. GAGE, RECORDED SEPTEMBER 15, 1868, IN BOOK 167 OF MAPS, PAGE 99, AND SOUTH OF NORTH LINE EXTENDED EAST OF THE ALLEY NORTH OF AND ADJOINING LOT 39 IN GAGE'S SUBDIVISION AFORESAID, IN COOK COUNTY, ILLINOIS.

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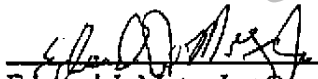
Property Identification Numbers: Parcel 1: 18-01-106-023-0000
Parcel 2: 18-01-106-024-0000 & 18-01-106-025-0000

Property Addresses: Parcel 1: 4001 Gage Avenue, Lyons, IL 60534
Parcel 2: 4003 Gage Avenue, Lyons, IL 60534

The Owner, 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, the above-described real estate:

my son, EDWARD J. METZ, III, if he survives me (to the exclusion of his descendants if he does not survive me).

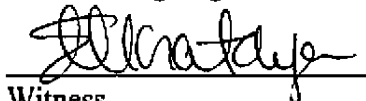
IN WITNESS WHEREOF, the said Owner has hereunto set his hand and seal the day and year first above written.

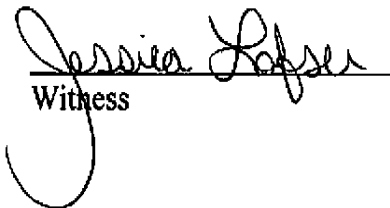

Edward J. Metz, Jr., Owner

This transaction is exempt under the provisions of paragraph (e) of Section 31-45 of the Illinois Real Estate Transfer Tax Law, 35 ILCS 200/31-45(e).


Allyson B. Russo, Attorney Date: January 12, 2022

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 his Transfer of 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 of signing of sound mind and memory, and under no undue influence.


Witness, residing at 201 E Ogden Ave #218, Hinsdale, IL 60521
Address

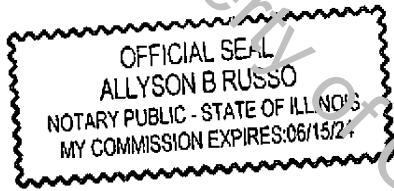

Witness, residing at 201 E Ogden Ave #218, Hinsdale IL 60521
Address

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STATE OF ILLINOIS)
)
 COUNTY OF DUPAGE) SS

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Edward J. Metz, Jr., Elizabeth Morataya, and Jessica Lafser, personally known to me to be the same persons 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 12th day of January, 2022.



Allyson B. Russo
 NOTARY PUBLIC

My Commission expires: 6-15-2024

MAIL RECORDED DEED TO:

Allyson B. Russo
 Russo Law Offices LLC
 201 East Ogden Avenue
 Suite 218
 Hinsdale, Illinois 60521

MAIL SUBSEQUENT TAX BILLS TO:

Edward J. Metz, Jr.
 1001 Gage Avenue
 Lyons, Illinois 60534

This instrument was prepared by:

Allyson B. Russo
 Russo Law Offices LLC
 201 East Ogden Avenue
 Suite 218
 Hinsdale, Illinois 60521

Property of Cook County Clerk's Office