

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2203418285 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/03/2022 12:24 PM Pg: 1 of 2

OWNERS NAME AND ADDRESS AND TAXES TO:

RONALD T. GRABOWSKI
3018 N. Gustav
Franklin Park, Illinois 60131

BENEFICIARY NAME & ADDRESS:

Ronald J. Grabowski
3018 N. Gustav
Franklin Park, Illinois 60131

Above space for Recorder's Office Only

THIS TRANSFER ON DEATH INSTRUMENT made this 25th day of January, 2022, by **RONALD T. GRABOWSKI**, of the City of Franklin Park, County of Cook, and State of Illinois, (herein "Owner") being the sole Owner of the following legally described parcel of real estate located in Cook County, Illinois:

LOT 29 AND THE SOUTH $4\frac{1}{2}$ FEET OF LOT 30 IN BLOCK 8 IN FIRST ADDITION TO FRANKLIN PARK, A SUBDIVISION IN THE EAST $\frac{1}{2}$ OF THE NORTH EAST $\frac{1}{4}$ OF SECTION 28, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 12-28-216-035

Commonly known as: 3018 N. Gustav
Franklin Park, Illinois 60131

The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above described residential real estate, to **RONALD J. GRABOWSKI**, if living, or if he then be deceased then in shares of equal value to his then living descendants per stirpes, or if he has no living descendants in shares of equal value to **PHILIP SICILIANO**, 1513 W. Grand Ave., Chicago, Illinois 60622 and **PATRICK SICILIANO**, 1471 W. Grand Ave., Chicago, Illinois 60622, or their descendants per stirpes and not per capita.

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


Ronald T. Grabowski (SEAL)
Ronald T. Grabowski

UNOFFICIAL COPY

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

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 on Death Instrument in our presence and that we, at his request and in her 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.

Witnesses:

Elizabeth Chmielewski
Printed Name: ELIZABETH CHMIELEWSKI
Address: 5521 N. Cumberland
Chgo., IL 60656

Aurek Mostek
Printed Name: AUREK MOSTEK
Address: 5521 N. CUMBERLAND
CHICAGO, IL 60656

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State of aforesaid, DO HEREBY CERTIFY that the Owner, **RONALD T. GRABOWSKI**, and the witnesses personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this 25th day of January, 2022.

(SEAL)



[Signature]

NOTARY PUBLIC

My commission expires: 3/10/2025

This instrument was prepared by & mail to:

Gregory G. Castaldi, Attorney At Law
Law Office of Gregory G. Castaldi, A Prof Corp
5521 N. Cumberland, Suite 1109
Chicago, Illinois 60656

Send subsequent tax bills to:

RONALD T. GRABOWSKI
3018 N. Gustav
Franklin Park, Illinois 60131

EXEMPT UNDER PROVISIONS OF PARAGRAPH e
SECTION 31-45, REAL ESTATE TRANSFER ACT

1-25-22
Date [Signature]
Buyer, Seller, or Representative