

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

Doc#: 2205506005 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 02/24/2022 07:02 AM Pg: 1 of 3

This Transfer on Death Instrument made on February 6, 2022, by John H. Havlicek, a single person, of the Village of Riverside, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

**Legal Description:** SEE ATTACHED.

**Property Address:** 44 West Avenue, Riverside, IL 60546

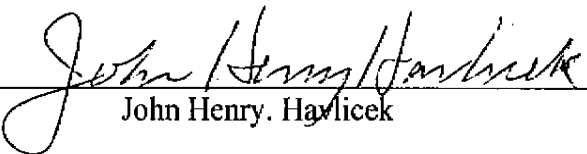
**Permanent Index Number(s): Parcel Number(s):** 15-35-404-023-0000, 15-35-404-025-0000, and 15-35-404-027-0000

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner last to die) the above-described residential real estate to the following Beneficiary(ies).

**Beneficiary(s):** Rita A. Bendana, a married person, and Mary A. Havlicek, a single person, as joint tenants

**Address of Beneficiary(s):** 5353 N. Oriole, Chicago, IL 60656, and 141 N. LaGrange Rd., LaGrange, IL 60525

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.

x   
\_\_\_\_\_  
John Henry. Havlicek

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STATE OF ILLINOIS, COUNTY OF COOK ss.

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 the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's 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 signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

Virginia A. Klouda

(Signature of Witness)

Virginia A. Klouda, 1967 Pleasant Hill Ln., Lisle, IL 60532 (Name and Address of Witness)

Raymond J. Klouda

(Signature of Witness)

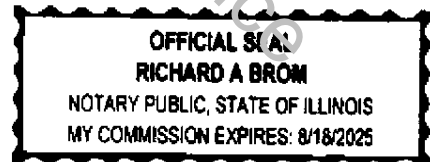
RAYMOND J. KLOUDA, 1967 PLEASANT HILL, LISLE IL 60532 (Name and Address of Witness)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner 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 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 official seal, this 6<sup>th</sup> day of FEBRUARY, 2022.

[Signature] (Notary Public)



**Prepared by:** Richard A. Brom, P.C.  
P.O. Box 4202  
Lisle, IL 60532

**Return to:** Richard A. Brom, P.C.  
P.O. Box 4202  
Lisle, IL 60532

**Owner's Name and Address:** John H. Havlicek, 44 West Avenue, Riverside, IL 60546

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## LEGAL DESCRIPTION

PARCEL 1. THAT PART OF THE EAST 57 FEET OF THE NORTH HALF OF LOT 70 TOGETHER WITH ALL OF THE EAST 57 FEET OF LOTS 71 AND 72 ALL [N WESENCRAFT'S HOMESTEAD ADDITTON TO RIVERSIDE IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, EAST OF THE RIVER AND NORTH OF RIGHT OF WAY AND GROUNDS OF CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT; LYING NORTHERLY OF A LINE FROM A POINT 29.55 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID TRACT TO A POINT 29.95 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID TRACT, IN COOK COUNTY, ILLINOIS.

PARCEL 2. THE SOUTHERLY 45.00 FEET OF THE WESTERLY 40.00 FEET (EXCEPT THE EAST 10 FEET THEREOF) OF THE FOLLOWING DESCRIBED TRACT: THE EAST 57 FEET OF THE NORTH HALF OF LOT 70 TOGETHER WITH ALL OF THE EAST 57 FEET OF LOTS 71 AND 72 ALL IN WESENCRAFT'S HOMESTEAD ADDITION TO RIVERSIDE, IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, EAST OF THE RIVER AND NORTH OF RIGHT OF WAY AND GROUNDS OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD, IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 3. THE WESTERLY 10.00 FEET OF THE FOLLOWING DESCRIBED PARCEL: THAT PART OF THE EAST 57 FEET OF THE NORTH HALF OF LOT 70 TOGETHER WITH ALL OF THE EAST 57 FEET OF LOTS 71 AND 72 ALL IN WESENCRAFT'S HOMESTEAD ADDITION TO RIVERSIDE IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, EAST OF THE RIVER AND NORTH OF RIGHT OF WAY AND GROUNDS OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TAKEN AS A TRACT; LYING SOUTHERLY OF LINE FROM A POINT 29.55 FEET SOUTHERLY OF THE NORTHEAST CORNER OF SAID TRACT TO A POINT 29.95 FEET SOUTHERLY OF THE NORTHWEST CORNER OF SAID TRACT, EXCEPT THE SOUTHERLY 45.00 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

PARCEL 4. EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCELS 1, 2, AND 3 AS CREATED BY DEEDS RECORDED AS DOCUMENT NUMBERS 89425437, 89425438 AND 89478573, OVER AND ACROSS THE SOUTH 15 FEET OF THE EAST 17 FEET OF THE NORTH HALF OF LOT 70 IN WESENCRAFT'S HOMESTEAD ADDITION TO RIVERSIDE, IN THE NORTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER, EAST OF THE RIVER AND NORTH OF RIGHT OF WAY AND GROUNDS OF THE CHICAGO, BURLINGTON AND QUINCY RAILROAD IN SECTION 35, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.