

UNOFFICIAL COPY

TRANSFER ON DEATH

INSTRUMENT

Doc#: 2205620038 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/25/2022 06:55 AM Pg: 1 of 4

OWNERS NAME AND ADDRESS AND TAXES TO:

Edward W. Benes
Marikay Benes
15537 Duncan Road
Oak Forest, Illinois 60452

BENEFICIARY(IES) NAME & ADDRESS:

See Exhibit B attached hereto

Recorder's Stamp

THIS TRANSFER ON DEATH INSTRUMENT made this 23rd day of February, 2022, by Edward W. Benes and Marikay Benes, husband and wife of the City of Oak Forest, County of Cook, State of Illinois, (herein "Owners") being the Owners of the following legally described residential real estate situated in the County of Cook, City of Oak Forest, in the State of Illinois, to wit:

LEGAL DESCRIPTION – See Exhibit A attached hereto

Property Address: 15537 Duncan Road, Oak Forest, Illinois 60452

Parcel Identification Number: 28-17-407-007-0000

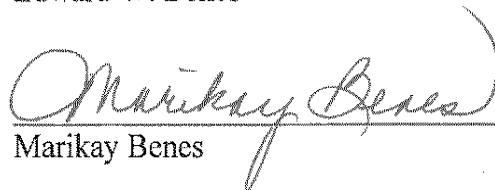
The Owners being of sound mind and memory, hereby revoke all prior transfer on death instruments for the above-described residential real estate, and convey and transfer, effective on the death of the Owner last to die, free of any claim of homestead exemption under the laws of the State of Illinois, the above described real estate to the following Designated Beneficiary(ies):

BENEFICIARY DESIGNATION – See Exhibit B attached hereto

IN WITNESS WHEREOF, the said Owners have executed this Transfer on Death Instrument on the date first above written.



Edward W. Benes



Marikay Benes

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 Owners as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the owner executed the Transfer on Death Instrument as their own free and voluntary act, and that at the time of the execution we believed the Owners to be of sound mind and memory.

[Signature]
WITNESS
Printed Name: Valerie O'Connell
Address: 5451 W. 159th St,
Oak Forest IL 60452

[Signature]
WITNESS
Printed Name: JAMES T. ASHACK
Address: 5451 W 159th St
OAK FOREST, IL 60452

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 that the Owners and witnesses, personally known to me (or proved to me on the basis of satisfactory evidence) 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 notarial seal, this 23rd day of February, 2022.

Mary A. Kenny
NOTARY PUBLIC



PREPARED BY AND RETURN TO:
James T. Ashack
ASHACK LAW GROUP
5451 W. 159th Street
Oak Forest, IL 60452
(708) 535-8700
alg@ashacklaw.com

UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION

LOT 393 IN WARREN J. PETERS SEVENTH ADDITION TO EL MORRO SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTH 60 ACRES OF THE SOUTHEAST $\frac{1}{4}$ AND PART OF THE SOUTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property of Cook County Clerk's Office

UNOFFICIAL COPY

EXHIBIT B

BENEFICIARY DESIGNATION

Effective upon the death of the survivor of Owners, Edward W. Benes and Marikay Benes, all right, title and interest to the residential real estate set forth hereinabove, shall vest equally as tenants in common in the Owners' four children set forth below:

Joy E. Lantz
6645 Victoria
Oak Forest, Illinois 60452

Edward W. Benes Jr.
15537 Duncan Road
Oak Forest, Illinois 60452

Lisa J. Teutsch
9604 Brandt
Oak Lawn, Illinois 60453

Stacey A. Benes
6840 West Winding Trail
Unit 202
Oak Forest, Illinois 60452

provided that if a child shall predecease the survivor of the two Owners, but a descendant of such deceased child is then living, then the share such deceased child would have received, if living, shall vest in the descendants of such deceased child, per stirpes.

Property of Cook County Clerk's Office