

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



OWNERS NAME AND ADDRESS
AND TAXES TO:

GERALDINE S. KOUSKI
14533 South Lamon Unit #202
Midlothian, IL 60445

Doc# 2208822067 Fee \$41.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/29/2022 01:02 PM PG: 1 OF 2

BENEFICIARY'S NAME AND ADDRESS:

VALERIE EDMONDS
160 West Cermak Road
Braidwood, IL 60408

MARK J. KOUSKI
14533 South Lamon Unit #202
Midlothian, IL 60445

THIS TRANSFER ON DEATH INSTRUMENT made this 28th day of March, 2022, by **GERALDINE S. KOUSKI, a widow**, of the Village of Midlothian, County of Cook and State of Illinois, (herein "Owner/Owners") being the Owner of the following described residential real estate located in Cook County, Illinois.

UNIT 202 IN CASTLEBAR CONDOMINIUM AS DELINEATED ON THE SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE: LOT 3 IN COUNTRY CLUB APARTMENTS SUBDIVISION OF THE WEST 158 FEET (EXCEPT THE WEST 33 FEET THEREOF AND EXCEPT THE NORTH 163.46 FEET THEREOF) OF THE NORTH 1/2 OF THE EAST 1/2 OF THE SOUTH 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP MADE BY MARQUETTE NATIONAL BANK, AS TRUSTEE UNDER TRUST NUMBER 8600 RECORDED IN THE OFFICE OF RECORDER OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 25 887 468 TOGETHER WITH AN UNDIVIDED PERCENTAGE INTEREST IN SAID PARCEL (EXCEPTING FROM SAID PARCEL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY, IN COOK COUNTY, ILLINOIS.

Property Address: 14533 South Lamon, Unit #202, Midlothian, IL 60445
Parcel Identification Number: 28-09-206-035-1004

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 convey(s) and transfer(s), effective on the death of the Owner, the above described residential real estate, to:

VALERIE EDMONDS
160 West Cermak Road
Braidwood, IL 60408

MARK J. KOUSKI
14533 South Lamon Unit 202
Midlothian, IL 60445

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

Geraldine S. Kouski (Seal)
GERALDINE S. KOUSKI

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(s) as her Transfer on Death Instrument in our presence and that we, at her 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 Owners were at the time of signing of sound mind and memory, and under no undue influence.

Frank J. Ryan
Name Frank J Ryan
Address: 7728 Golf Drive, Palos Heights, IL 60463

Frank J. Gatto III
Name Frank J Gatto III
Address: 914 Winter Park, New Lenox, IL 60451

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner and witnesses personally known to me to be the same person(s) who name(s) are subscribed to the foregoing instrument, appeared before me this day in person or acknowledged that they signed, sealed and delivered the said instrument as their free and voluntary act, in the uses and purposes therein set forth.

GIVEN UNDER my hand and notarial seal this 28th day of March, 2022.

Melissa M Bernhardt
Notary Public
My commission expires on _____



This instrument prepared by:
Frank J. Ryan
Attorney at Law
4849 West 167th Street
Suite #102, P. O. Box 156
Oak Forest, IL 60452
lawyerryan@sbcglobal.net

EXEMPT UNDER PROVISIONS OF PARAGRAPH E
SECTION 31-45, REAL ESTATE TRANSFER ACT
Date: 3-28, 2022

Geraldine S. Kouski
Signature of Buyer, Seller or Representative