UNOFFICIAL COPY

Doc#. 2209521150 Fee: \$51.00

Karen A. Yarbrough Cook County Clerk

Date: 04/05/2022 10:12 AM Pg: 1 of 3

PREPARED BY:

Alfred S. Lee Pluymert, MacDonald, Hargrove & Lee, Ltd. 2300 Barrington Road, Suite 220 Hoffman Estates, IL 60169

MAIL TAX BILL TO:

John R. & Judith A. Ritchie 1207 S. Old Wilke Road, Unit 10-110 Arlington Heights, IL 60005

MAIL RECORDED INSTRUMENT TO:

Alfred S. Lee Pluymert, MacDonald, Hargrove & Lee, Ltd. 2300 Barrington Read, Suite 220 Hoffman Estates, IL 60139

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, John R. Ritchie and Judith A. Litchie husband and wife, ("Owner(s)"), of 1207 S. Old Wilke Road, Unit 10-110, Arlington Heights, Cook County, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the Owners of residential real estate ("Troperty") under a duly recorded Warranty Deed recorded October 24, 1997, as document number 97796210, in the County of Cook, State of Illinois whereby we acquired title to the Property as Joint Tenancy. The Property is legally described as:

ienants By the Entirety SEE ATTACHED EXPIPIT A

Permanent Real Estate Index Number(s) _08-08-201-012-1087

Address(es) of Real Estate: 1207 S. Old Wilke Road. Unit 10-110, Arhygton Heights, IL 60005

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of death of the survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of all Owners, then we convey and transfer the Property in shares of equal value for my surviving children, DAVID W. RITCHIE, ROBERT E. RITCHIE, and BRIAN D. RITCHIE, provided that if a child of mine predeceased me but a descendant of the child survives me, the share that would have been allocated for the deceased child, if living, shall be distributed per stirpes to the child's descendants who survive me.

Signed this the 34 day of March , 2021

John Ritchie Julith A. Ritchie

John Ritchie

WITNESSES

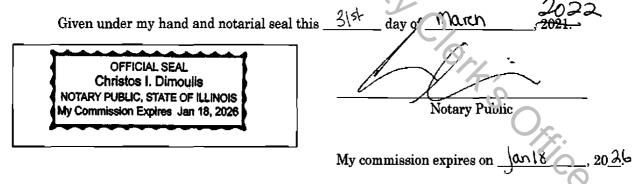
Page 1 of 2

UNOFFICIAL COPY

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner(s) executed the transfer on death instrument as his/her/their own free and voluntary act. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses	Addresses
Dense M. pepourke	residing at 710 Wosewite Cf.
	_ Rosette 1L 60172
Perer & Comissão	residing at 331 Starte Aufmulle (16010)
STATE OF ILLINOIS)	
COUNTY OF) SS.	

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that John R. and Judith A. Ritchie and the above named witnesses, each of whom was either 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



Exempt under provisions of Paragraph E, of Section 31-45 of the Real Estate Transfer Tax Law.

Data

Representative

١

UNOFFICIAL COPY

EXHIBIT A LEGAL DESCRIPTION

PARCEL1:

GARAGE
UNIT 10-110 and G13-8 IN MALLARD COVE CONDOMINIUM, AS DELINEATED AND DEFINED
ON THE PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF REAL ESTATE:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NORTH, RANGE 11. EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF WEBER DRIVE (FORMERLY OLD WILKE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST 3/4 OF THE EAST 1/2 OF SECTION 5 AND SECTION 8, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 3, TO VINSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE SOUT !: 00*-18'-21" EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE. 1369.27 FEET TO A POINT; THENCE NORTH 89°-41'-39" EAST 33.0 FEET TO A POINT ON THE EAST LINE OF MEBER DRIVE AS DEDICATED BY DOCUMENT NO. 88155952, SAID POINT BEING THE FLACE OF BEGINNING; THENCE CONTINUING NORTH 89°-41'-39" EAST, 59.50 FEET; THENCE NUR H 00°-18'-21" WEST, 65.00 FEET; THENCE NORTH 89°-41'-39" EAST, 82.50 FEET, THENCE NORTH 00°-18'-21" WEST, 70.00 FEET; THENCE NORTH 89°-41'-39" EAST, 426.0 FEET; THENCT, SOUTH 00"-18"-21" EAST, 70.0 FEET; THENCE NORTH 89"-41'-39" EAST; 82.50 FEET; THEN', F GOUTH 00°-18'-21" EAST, 65.00 FEET; THENCE NORTH 89°-41'-39" EAST, 79.09 FEET TO THE WEST LINE OF NEW WILKE ROAD AS DEDICATED BY DOCUMENT NO. 88155952; THENCE SO! T1: 00°-00'-00" EAST, ALONG THE WEST LINE OF SAID NEW WILKE ROAD; 590.24 FEET; TO A POINT OF CURVE IN THE WEST LINE OF SAID NEW WILKE ROAD; THENCE SOUTHERLY A LONG A CURVED LINE CONVEX WESTERLY HAVING A RADIUS OF 950.0 FEET AN ARC DISTANCE OF 221.63 FEET (THE CHORD OF SAID ARC BEARS SOUTH 06°-41'-00" EAST, 22 . 12 FEET); THENCE NORTH 89°-55'-17" WEST, 102.20 FEET; THENCE NORTH 00°-18'-21" WEST, 115.0 FEET; THENCE NORTH 89°-55'-17" WEST, 45.0 FEET; THENCE NORTH 00°-18'-21 WEST, 125.0 FEET; THENCE NORTH 89°-56'-17" WEST, 250.0 FEET; THENCE NORTH 00°-18'-1" WEST, 199.0 FEET, THENCE NORTH 89*-55'-17" WEST, 353.81 FEET TO THE EAST LINE OF SAID VIEBER DRIVE; THENCE NORTH 00°-18'-21" WEST ALONG THE EAST LINE OF SAID WE 3ER LIRIVE, 445.95 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

THAT PART OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 41 NO', TH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF V.EFER DRIVE (FORMERLY OLD WILKIE ROAD) (SAID CENTER LINE ALSO BEING THE WEST LINE OF THE EAST % OF THE EAST ½ OF SECTION 5 AND 8, TOWNSHIP 41 NORTH, RANGE 11, EAST CS THE THIRD PRINCIPAL MERIDIAN) AND THE NORTH LINE OF FRACTIONAL SECTION 5, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE SOUTH 00*-18'-21" EAST ALONG THE CENTER LINE OF SAID WEBER DRIVE, 552.0 FEET TO A POINT; THENCE SOUTH 89°- 55'-17" EAST, 33.0 FEET TO A POINT ON THE EAST LINE OF WEBER DRIVE AS DEDICATED BY DOCUMENT NUMBER 88155952, SAID POINT BEING THE PLACE OF BEGINNING; THENCE CONTINUING SOUTH 89° 55'-17" EAST, 355.00 FEET; THENCE SOUTH 00° -18'-21" EAST, 679.67 FEET; THENCE SOUTH 89°-41'-39" WEST 212.99 FEET. THENCE SOUTH 00°-18'-21" EAST, 70.0 FEET; THENCE SOUTH 89°-41'-39" WEST, 82.50 FEET; THENCE SOUTH 00°-18"-21" SECONDS EAST, 65.0 FEET; THENCE SOUTH 89°-41' - 39" WEST, 59.90 FEET TO THE EAST LINE OF SAID WEBER DRIVE; THENCE NORTH 00°- 18'- 21" WEST, ALONG THE EAST LINE OF SAID WEBER DRIVE, 817.05 FEET, TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PIN 08-08-201-012-1087 adrress: 1207 5 old wilke Rd, Unit 10-110 Arlington Hughts Il 60005