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Doc#. 2211113175 Fee: \$51.00

Karen A. Yarbrough Cook County Clerk

Date: 04/21/2022 01:49 PM Pg: 1 of 4

PREPARED BY:

Patrick J. Mayerbock 5791 North Elston Avenue Chicago, IL 60646

MAIL TAX BILL TO:

Kathleen A. McMahon 5678 North New Hampshire Avenue Chicago, IL 60631

MAIL RECORDED TODI TO:

Kathleen A. McMahon 5678 North New Hampshire Avenue Chicago, IL 60631

TRANSFER ON DEATH INSTURMENT Statutory (Illinois)

I, KATHLEEN A. MCMAH(IN of 5678 North New Hampshire Avenue, Chicago, IL 60631, a widowed woman not since remarried, SOLE OWNER IN FEE SIMPLE of the real property commonly known as 3678 North New Hampshire Avenue (Zip 60631), City of Chicago, County of Cook, State of Illinois, being of sound mind and disposing memory, do hereby freely and voluntarily make, declare and publish this TRANSFER ON DEATH INSTRUMENT stating as follows:

That I am the SOLE OWNER in fee simple of resider and real estate located in the County of Cook, State of Illinois legally described as:

LOT 16 IN BLOCK 21 IN NORWOOD PARK IN SECTION 6, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MURIDIAN, IN COOK COUNTY ILLINOIS.

COMMONLY KNOWN AS: 5678 North New Hampshire Avenue

Chicago, IL 60631

Permanent Real Estate Index Number: 13-06-314-017-0000

That under 755 ILCS 27/1 et. seq., the owner of property may transfer residential real estate by a transfer on death instrument; as such, this transfer is to occur at my death.

KATHLEEN A. MCMAHON, waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective at the time of my death, the above-described real estate to THOMAS BRIAN MCMAHON and TIMOTHY DANIEL MCMAHON, *per stirpes*.

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This Transfer is Exempt under provisions of 35 ILCS 200/31-45, Illinois Real Estate Transfer Tax Law.

1-16-20	
Date	Owner / Representative

SIGNATURES & NOTARIAL ATTESTATION TO FOLLOW

Proposity of Cook County Clark's Office

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IN WITNESS WHEREOF, I KATHLEEN A. MCMAHON, have signed my name to this TRANSFER ON DEATH INSTRUMENT.

Signed this 16 day of December, 2020.

Kathleen a. Manalem

KATHLEEN A. MCMAHON

The foregoing TRANSFER ON DEATH INSTRUMENT was, at the date thereof, subscribed by KATHLEEN A. MCMAHON, in our presence, and was, at the same time, declared by her to be her TRANSFER ON DEATH INSTRUMENT, and we, at the same time, in her presence and in the presence of each other, at her request, have hereunto subscribed our names as Attesting Witnesses. In addition, WE DO HEREBY CERTIFY that at the time of the Execution of said TRANSFER ON DEATH INSTRUMENT, said KATHLEEN A. MCMAHON was of sound and disposing mind, memory, and understanding.

allonde Kugac	$O_{\mathcal{F}}$			
Printed name and addres	s: Alexandra Kogq	ie, 61 Ridge	W. Highland Park	Il 60035
Brenday M.	Mung		U	
Printed name and addres	S: BRENDAN M.	MURRAY 7	731 N. McARES	RQ. 2F
STATE OF ILLINOIS)	40.	Wankegan, I	L 60085
COLINTY OF COOK) SS	9	V	

We, the Attesting Witnesses of the TRANSFER ON DEATH NSTRUMENT of KATHLEEN A. MCMAHON on oath state that each of us was present and saw KATHLEEN A. MCMAHON sign the TRANSFER ON DEATH INSTRUMENT, of which this Affidavit is part, in our presence; that the TRANSFER ON DEATH INSTRUMENT was executed to by each of us in the presence of KATHLEEN A. MCMAHON; and that each of us believe said KATHLEEN A. MCMAHON to be of sound and disposing mind, memory, and understanding at the time of the signing.

1/

Cluxandra Kuggier Print: Alexandra Kuggie

Print: BRENDAN M. MUKLAY

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STATE OF ILLINOIS

)ss.			
COUNTY OF COOK)			
I, the undersigned, a Notary MCMAHON is personally foregoing instrument, appea sealed and delivered the instact forth and for the uses and	known to me to be threed before me this da rument as her own fi	ne same person vary in person, and ree and voluntary	vhose name is su Lacknowledged t	bscribed to the hat she signed,
Given under my hand and no	otarial seal, this <u>[</u> [6	2 day of De	cember	_, 2020.
Official Seal Gregory & Riggie	~~			
Notary Public state of Illinois My Commission Expires (4/12/	2023 \$	Nota	ry Public	
My commission expires on	mi Ap.	vil 15	, 20 <u>& 3_</u> .	
STATE OF ILLINOIS))))			
COUNTY OF COOK) 0			
I, the undersigned, a Notary Alexan Ira Rugg				
are each personally known t	o me to be the same	person whose na	ame is subsc <i>i</i> ibed	
foregoing instrument, appear signed, sealed and delivered capacity as therein set forth	the instrument as his	s/her own free a	nd voluntary act,	
Given under my hand and no	otarial seal, this <u>//</u>	<u>day of De</u>	ecenter	_, 2020.
Official Seal Gregory B Ruggie Notary Public State of Illinoid My Commission Expires 04/12/2	2023	Nota	ry Public).
My commission expires on	m Apr	il 12	, 20 <u>& 3</u> .	10
				-0