



2219322017

Doc# 2219322017 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/12/2022 11:23 AM PG: 1 OF 6

Prepared By:
Veronica Stroud
1855 N Nagle Ave
Chicago, IL 60707

After Recording Return To:
Veronica Stroud
1855 N Nagle Ave
Chicago, IL 60707

SPACE ABOVE THIS LINE FOR RECORDER'S USE

TRANSFER ON DEATH INSTRUMENT

THIS DEED MUST BE RECORDED PRIOR TO THE DEATH OF THE GRANTOR IN ORDER TO BE EFFECTIVE.

KNOW ALL PERSONS BY THESE PRESENTS THAT:

I, Veronica stroud, a married person, (herein referred to as "Grantor"), does hereby convey unto Charles Stroud, (herein referred to as "Grantee"), effective upon my death, the following described real property located in Chicago, in the County of Cook, State of Illinois:

Legal Description: See attached *Schedule A*

Property Index Number: 13-31-410-002-0000

Property Address: 1855 N Nagle Ave

The Grantor, 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 Grantor last to die, the above-described real estate to:

Charles Stroud

If the Grantee Beneficiary predeceases me, the conveyance to that Grantee Beneficiary shall:

Become null and void.

Grantee(s):

UNOFFICIAL COPY

Charles Stroud
1855 N Nagle
chicago, Illinois 60707

Mail Tax Statements To:

Charles Stroud
1855 N Nagle Ave
Chicago, Illinois 60707

[SIGNATURE PAGE FOLLOWS]

Property of Cook County Clerk's Office

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

UNOFFICIAL COPY

Grantor Acknowledgement

Grantor Signature:

DATED: 6/25/2022

Veronica Stroud

Veronica stroud
1855 N Nagle
chicago, Illinois 60707

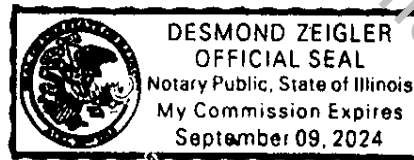
In Witness Whereof,

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Grantor as his/her Transfer on Death instrument in our presence and that we, at his/her request in his/her presence in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Grantor was/were at the time of signing of sound mind and memory, and under no influence.

Cardace Bran
Cardace Bran
9333 S. Harlem Ave. Apt 603
Oak Lawn, Ill 60453

Corey M. Zeigler
1855 N. Nagle Ave
Chicago, Ill
60707

STATE OF ILLINOIS, COUNTY OF COOK, ss:



Notary Public

Title (and Rank)

My commission expires: _____

NOTICE: This Notice of Death Affidavit and Acceptance form or equivalent form must be

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recorded by the beneficiary within 30 days of the death of the owner to make the transfer on death instrument effective. You should consult a lawyer before using this form.

COOK COUNTY CLERK OFFICE
RECORDING DIVISION
118 N. CLARK ST. ROOM 120
CHICAGO, IL 60602-1387

Property of Cook County Clerk's Office

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SCHEDULE A LEGAL DESCRIPTION OF REAL PROPERTY

COOK COUNTY CLERK OFFICE
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EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 13-31-410-002-0000

Land situated in the County of Cook in the State of IL

LOT 2 IN DAVID GROWDY CO'S SUBDIVISION OF THAT PART OF THE WEST 1/2, LYING WEST OF THE LINE OF PUBLIC ALLEY (EXCEPT THE SOUTH 148.50 FEET) OF BLOCK 19 IN A GALES'S SUBDIVISION OF THE SOUTHWEST 1/4 OF 31 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 40 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 1855N N NAGLE AVE, Chicago, IL 60707

Property of Cook County Clerk's Office