

UNOFFICIAL COPY

Doc#: 2220318189 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/22/2022 11:33 AM Pg: 1 of 2

PREPARED BY:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068

MAIL TAX BILL TO:

Marianne Pieprznik
7817 W. Summerdale Avenue
Chicago, Illinois 60656

MAIL RECORDED INSTRUMENT TO:

Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

I, Marianne Pieprznik, an unmarried woman ("Owner"), of 7817 W. Summerdale Avenue, Chicago, Cook County, Illinois, 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 I am the Owner of residential real estate ("Property") under a duly recorded Trustee Deed dated September 29, 2015 and recorded October 26, 2015 as document number 1529919117 in the County of Cook, State of Illinois whereby I own title to the Property. The Property is legally described as:


LOT THIRTY-ONE (31) EXCEPT THE EAST TWENTY-SIX (26) FEET THEREOF AND THE EAST TWENTY-SIX (26) FEET OF LOT THIRTY-TWO (32) (AS MEASURED ALONG THE NORTH LINE AND THE SOUTH LINE OF SAID LOTS) IN BLOCK SEVEN (7) IN KINSEY'S CANFIELD ROAD SUBDIVISION, BEING A SUBDIVISION IN SECTIONS ONE (1) AND TWELVE (12), TOWNSHIP FORTY (40) NORTH, RANGE TWELVE (12), EAST OF THE THIRD PRINCIPAL MERIDIAN, PLAT OF WHICH SUBDIVISION IS RECORDED AS DOCUMENT 9132200; COMMONLY KNOWN AS 7817 WEST SUMMERDALE AVENUE, SITUATED IN THE CITY OF CHICAGO

Property Index Number: 12-12-116-052-0000
Property Address: 7817 W. Summerdale Avenue, Chicago, Illinois 60656

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 an Owner. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon my death, I convey and transfer the Property to the then acting Trustee of the Marianne Pieprznik Trust dated July 22, 2022, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to my death.

Signed this the 22nd day of July, 2022.


Marianne Pieprznik

UNOFFICIAL COPY

WITNESSES

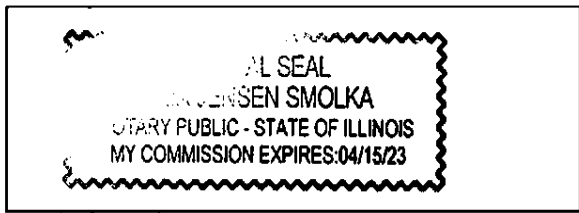
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as her Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner 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
<u>Lera Frorina</u>	residing at 216 W. Higgins Road Park Ridge, Illinois 60068
<u>MARC</u>	residing at 216 W. Higgins Road Park Ridge, Illinois 60068

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 MARIANNE PIEPRZNIK, and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License State of Illinois picture identification document or _____ 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 22nd day of July, 2022.



[Signature]
Notary Public

My commission expires on 4.15, 2023

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

July 22, 2022

Date

[Signature]

Representative