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Karen A. Yarbrough  
Cook County Clerk  
Date: 08/01/2022 01:51 PM Pg: 1 of 2

**PREPARED BY:**  
Scheller Law LLC  
121 S. Wilke Rd., Suite 301  
Arlington Heights, IL 60005

**MAIL TAX BILL TO:**  
Patricia L. Valerio  
501 Park View Terrace  
Buffalo Grove, IL 60089

**MAIL RECORDED TODI TO:**  
Scheller Law LLC  
121 S. Wilke Rd., Suite 301  
Arlington Heights, IL 60005

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**TRANSFER ON DEATH INSTRUMENT**  
**Statutory (Illinois)**

I, Patricia L. Valerio, an unmarried person, ("Owner"), of 501 Park View Terrace, Buffalo Grove, IL 60089 Cook County, Illinois being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of residential real estate under a duly recorded Special Warranty Deed dated November 9, 2012, and recorded January 14, 2013, as document number 1301401065, in the County of Cook, State of Illinois whereby I acquired title to the property. The residential real estate is legally described as:

Unit 13-3 in Covington Manor Condominium as delineated on a survey of the following described Real Estate: That part of the East 1/4 of the North East 1/4 of Section 8, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois which survey is attached as Exhibit 'A' to the Declaration of Condominium recorded as Document Number 27412916 and amended from time to time together with its undivided percentage interest in the Common Elements in Cook County, Illinois. Grantor also hereby grants to the Grantee, its successors and assigns, as rights and easements appurtenant to the above described real estate, the rights and easements for the benefit of said property set forth in the Declaration of Condominium, aforesaid, and Grantor reserves to itself, its successors and assigns, the rights and easements set forth in said Declaration for the benefit of the remaining property described herein.

Property Index Number: 03-08-201-038-1091  
Property Address: 501 Park View Terrace, Buffalo Grove, IL 60089

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 Owner.

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 and transfer, effective on the death of the Owner, the residential real estate listed above equally to my children listed below, per stirpes. If a child predeceases the surviving Owner with no descendants, her share shall go to the surviving child.

1. Sarah Valerio Quinlan
2. Stephanie Valerio Butler

# UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal this 20<sup>th</sup> day of July, 2022.

Patricia L. Valerio  
Patricia L. Valerio, Owner

### WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by PATRICIA L. VALERIO, the Owner 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 Owner was at the time of signing of sound mind and memory, and under no undue influence.

Sylvia M. Haas, residing at 121 S. Wilke Rd, Ste 301, Arlington Hts, IL  
Witness Address 60005

Sandra Markey, residing at 121 S. Wilke Rd, Ste 301, Arlington Hts, IL  
Witness Address 60005

STATE OF ILLINOIS )  
) SS.  
COUNTY OF COOK )

I, the undersigned, a Notary in and for said County, in the state aforesaid, DO HEREBY CERTIFY that the Owner, PATRICIA L. VALERIO and the above named witnesses, personally known to me to be the same persons whose names are subscribed on 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 20<sup>th</sup> day of July, 2022.

Helen Scheller Koszyk  
Notary Public

