

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc# 2222017007 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/08/2022 09:41 AM PG: 1 OF 2

OWNER(S) NAME AND ADDRESS
AND TAXES TO:
MARY MAGYAR
4336 N. SAYRE AVENUE
NORRIDGE, IL 60706

BENEFICIARIES NAMES &
ADDRESSES
SANDRA M. MARTINEZ
2557 OAK STREET
RIVER GROVE, IL 60171

RONALD E. MAGYAR
4409 N. OPAL AVENUE
NORRIDGE, IL 60706

THIS TRANSFER ON DEATH INSTRUMENT made this 19 day of January, 2022, by MARY MAGYAR, of the Village of Norridge, County of Cook, and State of Illinois, (herein "Owner") being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

LOT 6 IN WOJTALEWICZ'S MONTROSE MANOR, BEIGN A SUBDIVISION IN THE SOUTH HALF NORTH OF THE INDIAN BOUNDARY LINE OF SECTION 18, TOWN 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 13-18-322-023-0000

COMMONLY KNOWN AS: 4336 N. SAYRE AVENUE, NORRIDGE, ILLINOIS 60706

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 conveys and transfers, effective on the death of the Owner last to die, the above described residential real estate to Owner's daughter and son:

Sandra M. Martinez
2557 Oak Street
River Grove, IL 60171

Ronald E. Magyar
4409 N. Opal Avenue
Norridge, IL 60706

Each as to an undivided 50% interest and in the event that any of said children predeceases Owner, then said deceased child's share shall be reallocated to said deceased child's living descendants, per *stirpes*, and if there are no descendants that survive said child, then said share shall be reallocated to the Owner's then living descendants, per *stirpes*.

IN WITNESS WHEREOF, the said Owner as hereunto set her hand and seal the day and year first above written.

Mary Magyar (Seal)
MARY MAGYAR



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STATE OF ILLINIOS)
) SS:
COUNTY OF COOK)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request 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.

[Signature]
WITNESS

[Signature]
WITNESS

John R. Carrozza (Print)

ANDREW H. DUNCAN (Print)

2715 N. Thatcher Ave (Address)

2715 N. THATCHER (Address)

River Grove, IL 60171

RIVER GROVE IL 60171

STATE OF ILLINIOS)
) SS:
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, HEREBY CERTIFY THAT Owner and witnesses are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me on the 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 19th day of January, A.D. 2022

[Signature]

Notary Public

My commission expires: 7/20/25

PREPARED BY and RETURN TO:

The Law Office of John R. Carrozza
John R. Carrozza
2715 N. Thatcher Avenue
River Grove, IL 60171
Phone: 708-453-0056

