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THIS INSTRUMENT WAS PREPARED BY:



Donald A. Hitzel, Jr.
1700 Peach Lane
Schaumburg, Illinois 60194-2249

Doc# 2223549027 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/23/2022 11:50 AM PG: 1 OF 4

AFTER RECORDING MAIL TO:

Julie L. Gerald
Frank L. Gerald
5267 Galloway Drive
Hoffman Estates, IL 60192

MAIL TAX BILL TO:

Julie L. Gerald
Frank L. Gerald
5267 Galloway Drive
Hoffman Estates, IL 60192

ILLINOIS REAL PROPERTY TRANSFER ON DEATH INSTRUMENT (TODI) PURSUANT TO 755 ILCS 27/1 ET. SEQ.

This Transfer on Death Instrument ("TODI") which was completed and signed before a notary public on the following date: 8 / 16 / 2022, Julie L. Gerald and Frank L. Gerald (the property owner(s)), 5267 Galloway Drive, while being of sound and disposing mind and memory, do now hereby make, declare and publish this TODI, stating and attesting to the following:

That the above-referenced property owner is/are the sole owner(s) of the real property, under a duly recorded or other conveyance instrument which was recorded on 08/18/2000 as document number 00638037, with the Cook County Recorder of Deeds;

That this TODI is intended to transfer the following real Property:

Property Index Number: 06-04-206-005-0000

Property Address: 5267 Galloway Drive, Hoffman Estates, IL 60192


S Y
P 4
S 1
M Y
SC Y
E Y
INT [Signature]

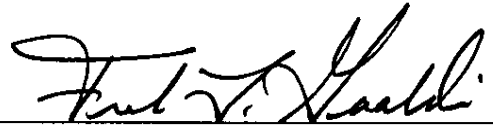
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Finally, the owner, while also being of competent mind and capacity, while waiving and releasing all rights under the Homestead Exemption Laws of the State of Illinois, do now hereby Convey and Transfer, effective upon the death of the above-named owner, the above-described real property to the named Beneficiary or Beneficiaries on the following page in the specified Tenancy Type if Multiple Beneficiaries:

Joseph Geraldi, Nicholas Geraldi and Nicole DiFonzo, per stirpes, as tenants in common

We, Sole Owner(s) hereby swear and affirm that the foregoing wishes were made as our/my free and voluntary act for the purpose set forth.


 Julie L. Geraldi


 Frank L. Geraldi

WITNESS DECLARATION - THIS SECTION IS TO BE ATTESTED TO AND SIGNED IN THE PRESENCE OF THE OWNERS, ALL WITNESSES AND A NOTARY PUBLIC

We, the undersigned witnesses, hereby certify that the foregoing TODI was executed and signed on the date referenced above, and signed by the owners are their voluntary TODI in our presence, at the request of owners, and while also in the presence of one another. We also do now hereby swear and affirm that we are signing our names to this instrument with the belief and knowledge that the owners were, at the time of signing, of sound mind and memory, and free from any undue influence or coercion by any parties, including us as witnesses.

Witness Name: Susanne M. Hitzel

Witness Signature: 

Date signed before Notary: 08 / 16 / 2022

Witness Name: NICHOLAS A. HITZEL

Witness Signature: 

Date signed before Notary: 8 / 16 / 2022

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State of Illinois)
) SS.
 County of Cook)

I, Donald A. Hitzel, Jr., a notary public in and for the County of Cook, State of Illinois, DO HEREBY CERTIFY that Julie L. Geraldi and Frank L. Geraldi, and the above-named witnesses, identified on the basis of identification documents, subscribed to the foregoing TODI, and acknowledged that they signed, sealed and delivered the TODI as their free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

GIVEN under my hand and notarial seal this 16th day of AUGUST, 2022.

 Notary Public



Property of Cook County Clerk's Office

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LEGAL DESCRIPTION

LOT 50 IN BRIDLEWOOD UNIT ONE, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF SECTION 4, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property of Cook County Clerk's Office

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

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