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Doc#: 2224907089 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 06:36 AM Pg: 1 of 3

RECORDING PREPARED BY:
Lauren A. Weldon
Margolis Weldon, LLC
350 S. Northwest Highway
Suite 300
Park Ridge, IL 60068

WHEN RECORDED MAIL TO:
Sharon M. Jackson
1015 North Auburn Woods Drive
Palatine, Illinois 60067

SEND TAX NOTICES TO:
Sharon M. Jackson
1015 North Auburn Woods Drive
Palatine, Illinois 60067

(Space above this line is for recorder's use only)

TRANSFER ON DEATH INSTRUMENT

OWNER: **Sharon M. Jackson (a.k.a. Sharon S. Jackson)**, a single woman, of **1015 North Auburn Woods Drive, Palatine, Illinois 60067**

BENEFICIARIES:

50% to Palesa J. Nicolini, of 4635 Mira Loma Street, Castro Valley, California 94546
50% to Jennifer M. Sturhahn, of 332 South Santa Anita Avenue, Pasadena, California 91107

THIS TRANSFER ON DEATH INSTRUMENT made this 23rd day of August, 2022 by **Sharon M. Jackson (a.k.a. Sharon S. Jackson)**, of Palatine, County of Cook, and State of Illinois, (herein "Owner/Owners") being the sole Owner of the following legally described real property located in Cook County, Illinois:

PARCEL 1: THAT PART OF LOT 12 IN AUBURN WOODS, BEING A SUBDIVISION OF PART OF THE SOUTH EAST 1/4 OF THE SOUTH WEST 1/4 OF SECTION 10 AND PART OF THE NORTH EAST 1/4 OF THE NORTH WEST 1/4 OF SECTION 15, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 8, 1987, AS DOCUMENT 87309313 AND RE-RECORDED SEPTEMBER 15, 1987, AS DOCUMENT 87504960, IN COOK COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH EAST CORNER OF SAID LOT 12; THENCE SOUTH 21 DEGREES 08

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MINUTES 24 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 12 FOR A DISTANCE OF 86.88 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 21 DEGREES 08 MINUTES 24 SECONDS WEST ALONG SAID EASTERLY LINE OF LOT 12 AND RUNNING NORTH 68 DEGREES 43 MINUTES 00 SECONDS WEST FOR A DISTANCE OF 104.08 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 12; THENCE NORTH 21 DEGREES 08 MINUTES 24 SECONDS EAST ALONG SAID WESTERLY LINE OF LOT 12 FOR A DISTANCE OF 28.00 FEET; THENCE LEAVING SAID WESTERLY LINE OF LOT 12 AND RUNNING SOUTH 68 DEGREES 43 MINUTES 00 SECONDS EAST FOR A DISTANCE OF 104.08 FEET TO SAID POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

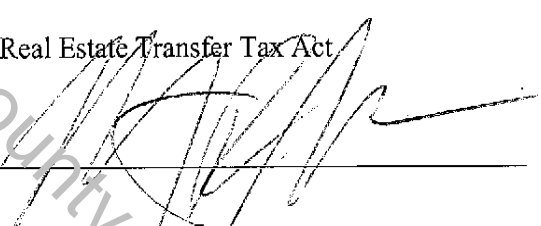
PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS OVER LOT 22 IN SAID SUBDIVISION RECORDED JUNE 8, 1987 AS DOCUMENT 87309313 AND RE-RECORDED SEPTEMBER 15, 1987, AS DOCUMENT 87504960 AS SET FORTH IN DECLARATION RECORDED AS DOCUMENT 87309314 IN COOK COUNTY, ILLINOIS.

Permanent Tax ID No.: 02-10-307-070-0000

Address of Real Estate: 1015 North Auburn Woods Drive, Palatine, Illinois 60067

Exempt under Provisions of Paragraph E, Section 31-45, Real Estate Transfer Tax Act

Date: 8/23, 2022

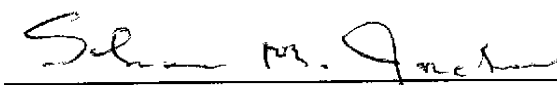
Representative: 

The Owner being of competent mind and capacity as my free and voluntary act, 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 Owner, the above described real property, to the following designated beneficiary:

My daughter, Palesa J. Nicolini, of 4635 Mira Loma Street, Castro Valley, California 94546
My daughter, Jennifer M. Sturhahn, of 332 South Santa Anita Avenue, Pasadena, California 91107

In the event either of the above named beneficiaries fail to survive me, then her share shall pass to the deceased beneficiary's descendants, per stirpes. If the deceased beneficiary has no living descendants, her share will be distributed pro rata to the other beneficiary named above.

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


Sharon M. Jackson (a.k.a. Sharon S. Jackson)

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This transfer is subject to any taxes due, as well as liens, encumbrances, or other restrictions in place at the time of the owner's death.

STATE OF ILLINOIS)
)
COUNTY OF COOK)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed by signature and declared by 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 best of our knowledge that the Owner is at the time of signing of sound mind and memory, and under no undue influence and that the Owner signed the document as her own free and voluntary act.

Natalie Guist

(Witness signature)

Natalie Guist

(printed name)

350 S. Northwest Highway, Ste 300

(street address)

Park Ridge, IL 60068

(city, state zip)

Michael Szczepaniak

(Witness signature)

Michael Szczepaniak

(printed name)

350 S. NW Highway Ste 300

(street address)

Park Ridge, IL 60068

(city, state zip)

STATE OF ILLINOIS)
)
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT SHARON M. JACKSON (A.K.A SHARON S. JACKSON) and witnesses Natalie Guist and Michael Szczepaniak personally known to me to be the same person(s) whose name(s) is/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 23rd day of August, 2022.

Lauren Anton Weldon

(Notary Public)

My Commission Expires: 9/9/24

