

UNOFFICIAL COPY

Doc#: 2224921145 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/06/2022 10:01 AM Pg: 1 of 4

**This Instrument Prepared By,
and After Recording,
Please Mail To:**
Jennifer A. Johnson
Huck Bouma PC
1755 S. Naperville Road, Ste 200
Wheaton, Illinois 60189

TRANSFER ON DEATH INSTRUMENT

I, **Monika McCormick**, a married person, of Lemont, County of Cook, State of Illinois, being of sound mind and disposing memory, do hereby revoke all prior Transfer on Death Instruments for the below described residential real estate, and make, declare and publish this Transfer on Death Instrument after being first duly sworn. I depose and state as follows:

That I am a joint owner of certain residential real estate (the "Residence") pursuant to a Tenancy by the Entirety Deed executed on the 29th day of August, 2022 to be recorded in the office of the Cook County Clerk. The legal description of the Residence is:

SEE EXHIBIT "A" ATTACHED HERETO

PERMANENT INDEX NUMBER: 22-33-114-049-0000

Commonly known as: 14805 Steven Court, Lemont, Illinois 60439

That pursuant to 755 ILCS 27/70, a joint owner of an interest in residential real estate, including a tenant by the entirety, may transfer such residential real estate by a transfer on death instrument; that this transfer on death instrument is a non-testamentary instrument; that this transfer on death instrument is revocable; and that this transfer does not become effective until the time of my death if I am the last to die of all joint owners of the residential real estate.


UNOFFICIAL COPY

That upon my death, provided I am the last to die of all joint owners of the Residence, title to and ownership of the Residence shall vest in the then acting trustee of the MONIKA McCORMICK TRUST DATED JULY 7, 2022 (the "Monika McCormick Trust"). If the Monika McCormick Trust is not in existence at my death and I am the last to die of all joint owners of the Residence, then at my death title to and ownership of the Residence shall vest, in shares of equal value to the following named individuals who are then living: KATHERINE ELIZABETH DAVIS, ISABELL JESSICA SAYERS and KEVIN PATRICK McCORMICK.

Provided, however, if any of the above named individuals are deceased, such individual's share shall be distributed to that deceased individual's then living descendants, *per stirpes*.

If any interest in the Residence becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent, if living, or if none living, to his or her nearest living adult kindred, as custodian for the minor under the Illinois Uniform Transfers to Minors Act until that person attains the age of twenty-one (21).


DATED this 29th day of August, 2022.

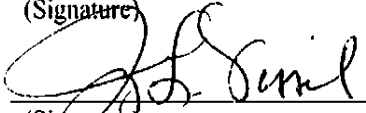


Monika McCormick

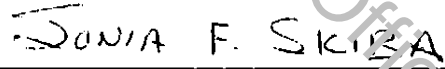
We, the attesting witnesses, on oath state that each of us was present on August 29, 2022; that in the presence of the witnesses, MONIKA McCORMICK (the "Transferor") signed this transfer on death instrument in our presence as the Transferor's free and voluntary act; that we, the witnesses, signed this transfer on death instrument in the presence of the Transferor and in the presence of each other; that we, the witnesses, believed the Transferor to be of sound mind and memory at the time of signing, and to the best knowledge of each of the witnesses, to be at least eighteen (18) years of age on the date the instrument was signed.

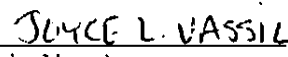
Witnesses



(Signature)


(Signature)



(Print Name)
SONIA F. SKIBA


(Print Name)
JUYCE L. VASSIL

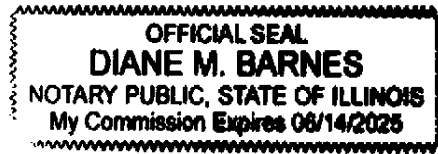
UNOFFICIAL COPY

State of Illinois)
) SS.
 County of DuPage)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that MONIKA McCORMICK, SONIA F. SKIBA, and JORCE L. VASSIL, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they each 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 29th day of August, 2022.

Diane M. Barnes
 Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

PARCEL 1: A TRACT OF LAND BEING A PART OF LOT 50 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID TRACT BEING DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 50; THENCE SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 50, A DISTANCE OF 118.98 FEET TO THE POINT OF BEGINNING; CONTINUING SOUTH 00 DEGREES 01 MINUTES 49 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 50, A DISTANCE OF 32.18 FEET; THENCE NORTH 84 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 127.03 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 50; THENCE NORTHEASTERLY ALONG SAID WESTERLY LINE OF LOT 50, BEING AN ARC OF A CIRCLE, CONVEX EASTERLY, HAVING A RADIUS OF 60.00" FEET, A CHORD OF 32.01 FEET, A CHORD BEARING OF NORTH 07 DEGREES 15 MINUTES 53 SECONDS EAST, FOR AN ARC DISTANCE OF 32.40 FEET; THENCE SOUTH 84 DEGREES 10 MINUTES 00 SECONDS EAST, A DISTANCE OF 122.95 FEET TO THE POINT OF BEGINNING.

PARCEL 2: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION FOR THE KEEPATAW TRAILS TOWNHOMES OF LEMONT RECORDED SEPTEMBER 12, 1996 AS DOCUMENT NUMBER 96698226, AS AMENDED FROM TIME TO TIME, FOR INGRESS AND EGRESS, IN COOK COUNTY, ILLINOIS.