

UNOFFICIAL COPY

Doc#. 2226915069 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/26/2022 03:32 PM Pg: 1 of 2

PREPARED BY:
Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068

MAIL TAX BILL TO:
Thomas Philbin
4024 N. Mason Avenue
Chicago, Illinois 60634

MAIL RECORDED INSTRUMENT TO:
Julia Jensen Smolka
Robbins DiMonte, Ltd.
216 W. Higgins Road
Park Ridge, Illinois 60068

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

I, Thomas Philbin, a divorced man, not since remarried ("Owner"), of 4024 N. Mason Avenue, Chicago, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of residential real estate ("Property") under a duly recorded Trustee's Deed dated ~~AUGUST 24, 2022~~ and recorded ~~SEPT 26, 2022~~ as document number ~~202216917094~~ in the County of Cook, State of Illinois whereby I own title to the Property. The Property is legally described as:


LOT 12 IN BLOCK 13 IN MCINTOSH BROTHERS; IRVING PARK BOULEVARD ADDITION TO CHICAGO OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 17, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

Property Index Number: 13-17-421-025-0000
Property Address: 4024 N. Mason Avenue, Chicago, Illinois 60634

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 survivor of the Owner. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the Property to my son, Dylan Philbin, *per stirpes*.

Signed this the 24th day of August, 2022.


Thomas Philbin

[WITNESS SIGNATURES TO FOLLOW]

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WITNESSES

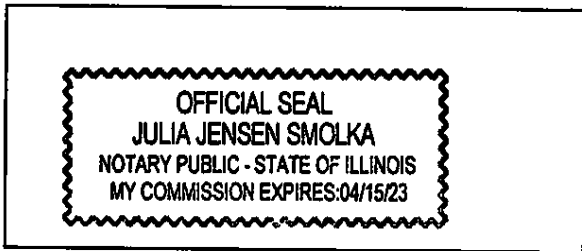
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as her Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed the transfer on death instrument as her own free and voluntary act. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

Witnesses	Addresses
<u>[Signature]</u>	residing at 216 W. Higgins Road Park Ridge, Illinois 60068
<u>[Signature]</u>	residing at 216 W. Higgins Road Park Ridge, Illinois 60068

STATE OF ILLINOIS)
) SS.
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Thomas Philbin, and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License State of Illinois picture identification document or to be the same persons whose names 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 24th day of August, 2022.



[Signature]
 Notary Public

My commission expires on 4-15, 2023

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

August 24, 2022

 Date

[Signature]

 Representative