

# UNOFFICIAL COPY

Doc#: 2228613116 Fee: \$51.00  
Karen A. Yarbrough  
Cook County Clerk  
Date: 10/13/2022 11:52 AM Pg: 1 of 2

**PREPARED BY:**  
Erickson Law Office, Ltd.  
716 Lee Street  
Des Plaines, IL 60016

**MAIL TAX BILL TO:**  
Geraldine K. Kelly  
1402 Apricot Court, Unit A  
Mount Prospect, IL 60056

**MAIL RECORDED DEED TO:**  
Geraldine K. Kelly  
1402 Apricot Court, Unit A  
Mount Prospect, IL 60056

## **TRANSFER ON DEATH INSTRUMENT** **Statutory (Illinois)**

I, GERALDINE K. KELLY ("Owner"), of Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument, stating as follows:

That I am the sole owner of residential real estate described herein under a duly recorded Warranty Deed dated March 15, 2013 and recorded March 28, 2013 as Document Number 1308726006, in the County of Cook, State of Illinois. The residential real estate is legally described as follows:

UNIT 4-43-R-S TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN OLD ORCHARD COUNTRY CLUB VILLAGE CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NO. 89-159830, AS AMENDED FROM TIME TO TIME, IN THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

**Permanent Index Number (PIN):** 03-28-204-035-1053

**Address(es) of Real Estate:** 1402 Apricot Court, Unit A, Mount Prospect, IL 60056

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 my death. This document shall not sever joint tenancy to the property and shall not prevent title to the property from passing by operation of law to any surviving joint tenant(s) (if applicable) at the time of my death. With the execution of this document, 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 real estate listed above to my children, ANNE M. KELLY and WILLIAM C. KELLY in equal shares.

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All interest in the above described Real Estate situated shall be held individually and subject to general real estate taxes for the year of my death (and subsequent years); covenants; conditions; easements; and restrictions of record.

Signed this 2nd day of September, 2022.

Geraldine K. Kelly  
GERALDINE K. KELLY

### 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(s) as her Transfer on Death Instrument in our presence on the date it bears 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 the Owner(s) to be of sound mind and memory at the time of signing.

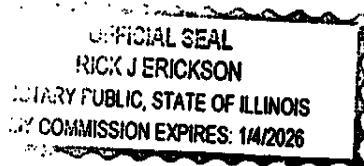
[Signature] Residing at 594 ENCLAVE DR.  
Printed: MARK ERICKSON CARY IL 60015

[Signature] Residing at 1150 Wille  
Printed: Diane Kledzmski wt. Prospect IL 60050

State of Illinois, County of Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY that GERALDINE K. KELLY and the above named witnesses, personally known to me to be the same persons whose name(s) subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered the said instrument as her 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 official seal, this 2nd day of Sept, 2022.



[Signature]  
NOTARY PUBLIC