

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#. 2229033196 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 10/17/2022 11:20 AM Pg: 1 of 2

Prepared by and after recording return to:

John J. Hoscheit
Hoscheit, McGuirk, McCracken &
Cuscaden, P.C.
1001 E. Main St., Ste G
St. Charles, IL 60174

Send tax bills to:

Michael & Patricia O'Mahoney
4800 Amelia Island Parkway
Unit C-122
Fernandina Beach, FL 32034

This Transfer on Death Instrument is made on October 5th, 2022, by **Michael O'Mahoney and Patricia O'Mahoney**, husband and wife ("Owners"), of 65 E. Harris Avenue, Unit 2B, La Grange, IL 60525, County of Cook, and State of Illinois, being the sole Owner of the residential real estate legally described below located in Cook County, Illinois.

Legal Description:

UNIT NUMBER 65-2B IN LAGRANGE COURT CONDOMINIUM, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND: LOTS 6, 7 AND 8 IN BLOCK 2 IN LEITER'S ADDITION TO LAGRANGE IN THE NORTHEAST 1/4 OF SECTION TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN AND LOTS 10 AND 11 IN BLOCK 2 IN LEITER'S ADDITION TO LAGRANGE IN THE NORTHEAST 1/4 OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "D" TO THE DECLARATION OF CONDOMINIUM RECORDED AS DOCUMENT NUMBER 9368772 AS AMENDED FROM TIME TO TIME; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

Property Address: 65 E. Harris Avenue, Unit 2B, La Grange, IL 60525

Permanent Index Number(s): 18-04-214-037-1048

We, **Michael O'Mahoney and Patricia O'Mahoney**, Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, convey and transfer (effective upon the death of the survivor of us) all interest in the above-described residential real estate to our children, **Caitlin Spain**, a married woman of 518 North Spring Avenue, LaGrange Park, IL 60526, and **Seamus O'Mahoney**, a married man of 116 North Stone Avenue, LaGrange, IL 60525.

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IN WITNESS WHEREOF, **Michael O'Mahoney** and **Patricia O'Mahoney** have executed this Transfer on Death Instrument on the date above written.

Michael O'Mahoney
Michael O'Mahoney

Patricia O'Mahoney
Patricia O'Mahoney

EXEMPT pursuant to 35 ILCS 200/31- 45(e) of The Illinois Real Estate Transfer Tax Law.

Date: 10 / 5 / 2022 [Signature]
Owner or Owner's Representative

STATE OF Florida, COUNTY OF Nassau ss.

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by **Michael O'Mahoney** and **Patricia O'Mahoney**, as the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner signed this Transfer on Death Instrument as his own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

Casey D Lott
(Signature of Witness)

Casey D Lott, 960194 Gateway Blvd, Ste 101, Fernandina Beach, FL 32034 (Name and Address of Witness)

[Signature]
(Signature of Witness)

Savannah Young, 960194 Gateway Blvd, Ste 101, Fernandina Beach, FL 32034 (Name and Address of Witness)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner and Witnesses personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me by means of X physical presence or online notarization 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 official seal, this 5th day of October, 2022.

Mallory McCarroll (Notary Public)

