

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT (Illinois)

### OWNER'S NAME AND ADDRESS AND TAXES TO:

Cheryl M. Anderson  
216 Juniper Circle  
Streamwood, Illinois 60107

### BENEFICIARY'S NAME AND ADDRESS AND TAX BILLS TO:

Lynn Anderson  
216 Juniper Circle  
Streamwood, Illinois 60107



Doc# 2229340059 Fee \$41.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/20/2022 12:03 PM PG: 1 OF 3

THIS TRANSFER ON DEATH INSTRUMENT is made this 29th day of September, 2022, by Cheryl M. Anderson, of 216 Juniper Circle, Streamwood, Illinois 60107 (herein "Owner"), holding title individually pursuant to that certain Warranty Deed dated August 2, 1986, and recorded with the Cook County Recorder on August 7, 1986 as Document Number 86339656, being the sole Owner of the following legally described residential real estate located in the County of Cook, State of Illinois:

LOT 3 IN BLOCK 3 IN STREAMWOOD GREEN UNIT ONE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 26183039. (EXCEPT THEREFROM THAT PART OF LOT 3 THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 3, THENCE 77 DEGREES, 34 MINUTES, 07 SECONDS WEST, A DISTANCE OF 24.22 FEET, THENCE SOUTH 32 DEGREES, 08 MINUTES, 16 SECONDS WEST, A DISTANCE OF 103.61 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3, THENCE ALONG SAID SOUTHERLY LINE, BEING AN ARC OF A CIRCLE, CONVEX TO THE SOUTHWEST AND HAVING A RADIUS OF 183 FEET, THE CHORD THEREOF HAVING A BEARING OF SOUTH 68 DEGREES, 38 MINUTES, 02 SECONDS EAST AND A LENGTH OF 83.44 FEET, AN ARC DISTANCE OF 84.18 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3, THENCE NORTH 0 DEGREES 29 MINUTES 37 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 3 A DISTANCE OF 123.35 FEET TO THE PLACE OF BEGINNING), IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 06-24-112-039-0000

Property Address: 216 Juniper Circle, Streamwood, Illinois 60107

S ✓  
P 3  
S ✓  
SC ✓  
INT JP

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The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, if applicable, does hereby convey and transfer, effective on the Owner's death, the above-described residential real estate outright and free of trust, to:

Lynn Anderson (the Owner's sister), or if Lynn Anderson does not survive the Owner (and for all purposes of this instrument, a person shall only be deemed to have survived the Owner if he or she is living thirty (30) days after the date of the Owner's death), then to Timothy Anderson (the Owner's brother-in-law), or if he does not survive the Owner, then to the descendants, *per stirpes*, of Lynn Anderson.

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

Cheryl M. Anderson (SEAL)  
Cheryl M. Anderson, Owner

STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DUPAGE     )

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed 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 the best of our knowledge that the Owner was at the time of signing of sound mind and memory, and under no undue influence, fraud, duress, or constraint.

Dated: September 29, 2022

Isaac Hopper  
Witness Signature

Isaac Hopper  
Printed Name

5333 Main Street  
Address

Downers Grove, Illinois 60515

Dondi Morrissey  
Witness Signature

Dondi Morrissey  
Printed Name

5333 Main Street  
Address

Downers Grove, Illinois 60515

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STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF DUPAGE        )

I, the undersigned, a Notary Public in and for the 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 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 29<sup>th</sup> day of September, 2022.



*Ivett Radke*

Notary Public

My commission expires on

8/19/2025

NAME AND ADDRESS OF PREPARER  
AND AFTER RECORDING MAIL TO:

Jason C. Tunquist, Esq.  
Lyons Law Group, LLC  
5333 Main Street  
Downers Grove, IL 60515

PROPERTY OF COOK COUNTY CLERK'S OFFICE