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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 10/24/2022 04:13 PM PG: 1 OF 2

Prepared by & return to:
Joerg Seifert
Joerg Seifert Law Offices P.C.
100 S. York Street, Suite 200
Elmhurst, Illinois 60126

For Recorder's Use Only

TRANSFER ON DEATH AFFIDAVIT

GRANTOR, Antonia Foster, of 1317 N 17th Ave, Apt 2, in the Village of Melrose Park, County of Cook, State of Illinois 60160, being of sound mind and sound memory, do hereby make, declare and publish this Transfer on Death Affidavit after being first duly sworn, depose and declare as follows:

That I am the owner of the property pursuant to a duly recorded Quit Claim Deed dated April 11, 2022 and recorded on April 27, 2022, as Document Number 2211701251, in the Recorder of Deeds Office in Cook County, in the State of Illinois, described as follows:

LOT 3 AND 4 IN BLOCK 79 IN MELROSE, A SUBDIVISION OF PART OF SECTIONS 3 AND 10, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 1315 N 17th Ave, Melrose Park, Illinois 60160

PERMANENT INDEX NUMBER: 15-03-408-003-0000

That pursuant to 755 ILCS 27/1 et. seq, the owner(s) 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 the death of the said owner(s).

That upon the death of the owner(s), the property listed above shall vest in equal shares to ERICA C. FOSTER, CHARLES R. FOSTER and SAMANTHA A. FOSTER, per stirpes.

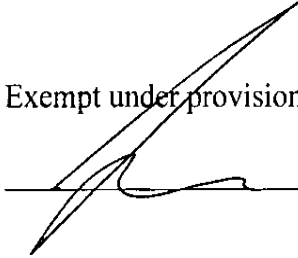
DATED this 18 day of October, 2022


Antonia Foster

S Y
P 2
S 1
M Y
SC Y
E Y
INT [Signature]

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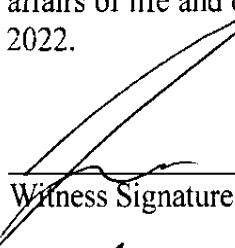
Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Act.



10/18/22
Date

WITNESSES


The above and foregoing instrument consisting of two (2) typed-written pages, including the witness and acknowledgment pages, was signed, published and declared by the Affiant, Antonia Foster, as a Transfer on Death Affidavit in the presence of us and thereupon we, at the Affiant's request and in the Affiant's presence and in the presence of each other, have hereunto signed our names as attesting witnesses, believing said Affiant at the time of so subscribing his/her name hereunto to be of sound mind and memory and under no restraint or constraint whatsoever, and that he/she was fully capable of knowingly and understandingly transacting the ordinary business affairs of life and of knowing the natural objects of his/her bounty, on this the 18 day of October, 2022.



 Witness Signature

Jody Larson

 Print Name



 Witness Signature

Richard Inskeep

 Print Name

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 Antonia Foster and the above named witnesses, personally known to me to be the same person(s) whose name is/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 18 day of October, 2022.

Teresa Zaragoza Zuniga

 Notary Public

