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TRANSFER ON DEATH INSTRUMENT



Doc# 2231415026 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/10/2022 01:22 PM PG: 1 OF 3

We, **Kevin V. Meegan & Susan E. Meegan**, a married couple, of 602 Feldner Ct, Palos Heights, IL 60463 hereby makes this Transfer on Death Instrument this November 2, 2022 as the owner of the following residential real estate described below.

THE ABOVE SPACE FOR RECORDER'S USE ONLY

That the above referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1-4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of April 30, 2019 as document number 1912057069 with the proper County Agency in the County of Cook in the State of Illinois. Furthermore, this **TODI** is intended to transfer the following real property:

SEE ATTACHED EXHIBIT A

Permanent Index Number (PIN): 24-31 401-083-0000

Commonly known as: **602 Feldner Ct, Palos Heights, IL 60463**

Kevin V. Meegan & Susan E. Meegan, being of sound mind and disposing memory, do hereby make, declare and convey and transfer, effective on the death of **Kevin V. Meegan & Susan E Meegan**, the above described real estate to the following: to our children, James Meegan and Timothy Meegan in substantially equal shares per stirpes.

Kevin V. Meegan

Susan E. Meegan

Statement of witnesses: We hereby certify that **Kevin V. Meegan & Susan E. Meegan** freely and voluntarily signed this instrument in our presence and each witness then signed in the presence of each other. We believe **Kevin V. Meegan & Susan E. Meegan** to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.

Witness Signature

Witness Signature

Susan McCartney
Witness Printed Name

Paul Casey
Witness Printed Name

3135 W. 95th
Witness Address

3135 w. 95th st.
Witness Address

Evergreen Park IL 60805
Witness City, State, Zip

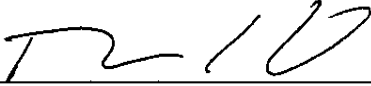
Evergreen Park, IL 60805
Witness City, State, Zip

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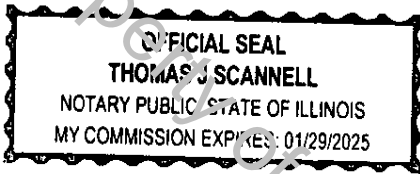
State of Illinois)
County of Cook)

The undersigned, a notary public in and for the above County and State, certifies that the Owner(s) and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated: November 2, 2022



Notary Public



Prepared by:

Name: Scannell & Associates
Address: 3135 West 95th Street
City, State, Zip: Evergreen Park, IL 60805

Send subsequent tax bills to:

Name: Kevin V. Meegan & Susan E. Meegan
Address: 602 Feldner Ct
City, State, Zip: Palos Heights, IL 60463

Property of Cook County Clerk's Office

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EXHIBIT "A" Legal Description

Parcel 1:

That part of Lot 6 in the Villas of Palos Heights, Planned Unit Development, being a Subdivision of the North 671.53 feet (except the East 900 feet thereof and except the West 165 feet of the North 283 feet thereof and except that part taken for highway) of the Northeast 1/4 of the Northeast 1/4 of Section 31, Township 37 North, Range 13 East of the Third Principal Meridian, described as follows:

Commencing at the Northwest Corner of said Lot 6;
 Thence due East, along the North line of said Lot 6, 170.23 feet;
 Thence South 0 degrees 23 minutes 47 seconds West 46.04 feet to a point of beginning, said point lying on the Easterly extension of the center line of a party wall,
 Thence North 89 degrees 33 minutes 04 seconds West, along said extension and center line, 72.67 feet to an intersection with the center line of a Party Wall;
 Thence South 0 degrees 47 minutes 18 seconds West, along said center line and the Southerly extension thereof, 39.16 feet;
 Thence South 89 degrees 36 minutes 13 seconds East 72.94 feet;
 Thence North 0 degrees 23 minutes 47 seconds East 39.09 feet to the point of beginning, all in Cook County, Illinois.

Parcel 2:

Easement for the benefit of Parcel 1 as created by the Declaration of Party Wall Rights, Covenants, Conditions and Restrictions and Easements for the Villas of Palos Heights recorded July 1, 1994 as Document 94578976 and by Deed from Chicago Title and Trust Company, as Trustees under Trust Number 1098688 to Elwood H. Michel 1990 Trust dated November 15, 1990 recorded November 17, 1994 as Document 94977968 & re-recorded December 30, 1994 as Document 04085328 for ingress and egress, in Cook County, Illinois.