

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#. 2301240137 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/12/2023 11:41 AM Pg: 1 of 2

Laura A. Phillips,
An unmarried woman
203 N. Louis, Unit #C
Mount Prospect, IL 60056

This Transfer on Death Instrument made on JANUARY 9, 2023, by Laura A. Phillips, (hereafter "Owner"), of the Village of Mount Prospect, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

Legal Description:

The South 21.21 feet of the North 69.06 feet of that part of Lot 2 in Tenuta Subdivision, being a subdivision of part of the Southwest quarter of Section 35, Township 42 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded March 5, 2003 as Document No. 0030305618 and Certificate of Correction recorded February 10, 2005 as Document No. 0404139001, described as follows:
Commencing at the Southwest corner of said Lot 2; thence North 89 degrees 44 minutes 55 seconds East along the South line of said Lot 2, a distance of 117.86 feet; thence North 00 degrees 00 minutes 00 seconds East, 15.38 feet to the point of beginning, thence continuing North 00 degrees 00 minutes 00 seconds East 116.83 feet, thence North 90 degrees 00 minutes 00 seconds East 46.383 feet, thence South 00 degrees 00 minutes 00 seconds West 116.83 feet; thence South 90 degrees 00 minutes 00 seconds West 46.83 feet to the point of beginning, in Cook County, Illinois.

Property Address: 203 N. Louis, Unit #C, Mount Prospect, IL 60056

Permanent Index Number(s): 03-35-300-048-0000

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner) the above-described residential real estate to the following Beneficiary(s):

Beneficiary(s): Alexandra R. Phillips, or her descendants, per stirpes
Justin C. Phillips, or his descendants, per stirpes

Address of Beneficiary(s):

IN WITNESS WHEREOF, The Owner has executed this Transfer on Death Instrument on the date above written.

Laura A Phillips
(Signature)
Laura A. Phillips

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STATE OF ILLINOIS, COUNTY OF COOK) ss.

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 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 her free and voluntary act and that the Owner is of sound mind and memory at the time of signing.

Rocio Walton
(Signature of Witness)

Rocio Walton 4438 N. Meade (Name and Address of Witness)
Chicago, IL 60630

James C Vito
(Signature of Witness)

JAMES C. VITO 202 FRANKLIN ST. PROSPECT HTS IL (Name and Address of Witness)

STATE OF ILLINOIS, COUNTY OF COOK) ss.

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 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 9TH day of January, 2023.

Patricia A Gilman (Notary Public)



Prepared by: James C. Vito, Esq.

Return to: Laura A. Phillips

Owner Name and Address: Laura A. Phillips
203 N. Louis, Unit # C
Mount Prospect, IL 60056

Taxes to: Laura A. Phillips, 203 N. Louis, Unit # C, Mt. Prospect, IL 60068

Exempt under the provisions of Paragraph E, Section 31-45, Property Tax Code

Date: 1-9-2023 Representative: Patricia A Gilman