

UNOFFICIAL COPY

Doc#: 2302410163 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/24/2023 01:52 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

Owner Name and Address:

Mr. Benedict A. Kass
Ms. Sophia B. Kass
7806 W. Cortland Avenue
Elmwood Park, Illinois 60707

THIS TRANSFER ON DEATH INSTRUMENT made on the 23 day of January, 2023, by Benedict A. Kass and Sophia B. Kass, married to each other, hereinafter "Owner", of the Village of Elmwood Park, County of Cook and State of Illinois, being the Owners of the residential real estate legally described below located in Cook County, Illinois.

LOT 9 (EXCEPT THE WEST 11 ½ INCHES IN COUNTRY CLUB MANO, A SUBDIVISION IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 27, 1946, AS DOCUMENT NO. 13779355, IN COOK COUNTY, ILLINOIS.

Property Address: 7806 W. Cortland Street, Elmwood Park, Illinois 60707

Permanent Index Number(s): 12-36-300-111-0000

The 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 on the last to die of the Owners) the above-described residential real estate to the following Beneficiary(s):

ANTHONY C. KASS, to take by right of per stirpes.


BENEDICT A. KASS, "Owner".


SOPHIA B. KASS, "Owner".

UNOFFICIAL COPY

STATE OF ILLINOIS, COUNTY OF DUPAGE, ss.

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

[Handwritten Signature]
Witness

1440 Maple Ave Ste 1-A, Lisle, IL 60532

[Handwritten Signature]
Witness

1440 Maple Ave Ste 1-A, Lisle, Ill. 60532

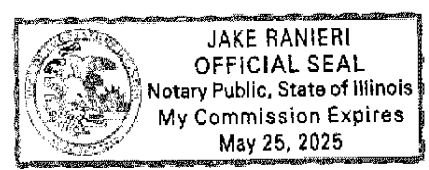
STATE OF ILLINOIS, COUNTY OF DUPAGE, ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owners 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 23RD day of January, 2023.

[Handwritten Signature]
Notary Public

My commission expires: May 25, 2025



UNOFFICIAL COPY

Prepared by: Sharon L. Sweeney, Attorney at Law, 1440 Maple Avenue,
Suite 1A, Lisle, IL 60532. (630) 964-3366

Return to: Sharon L. Sweeney
Attorney at Law
1440 Maple Avenue, Suite 1A
Lisle, IL 60532

Taxes to: Mr. and Mrs. Benedict A. Kass
7806 W. Cortland Avenue
Elmwood Park, Illinois 60707

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

Date: 1/23/23 Representative: Sharon L. Sweeney

Property of Cook County Clerk's Office