

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2305506182 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/24/2023 02:43 PM Pg: 1 of 2

This Transfer on Death Instrument made on 1-10, 2023, by VINCENT GERACE and HEATHER B. GERACE, husband and wife, hereafter "Owner", of the City of Brookfield, County of Cook, and State of Illinois, being the Owner, under a duly recorded deed which was recorded on February 9, 2022, as document number 220421075 with the proper county agency in the County of Cook and the State of Illinois, of the residential real estate legally described below located in Cook County, Illinois.

LOT 9 IN BLOCK 8 IN E.S. CONWAY'S RESUBDIVISION OF RANSON'S SUBDIVISION OF THE WEST ½ OF THE EAST ¼ OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

15-12-320-009-0000

17 PARK AVE., RIVER FOREST, IL 60305

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 last to die the above-described residential real estate to the following Beneficiaries:

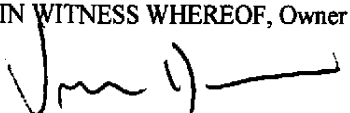
An undivided 50% interest to the then-acting trustee of the testamentary trust of the last to die of the two owners, not individually, but as trustee of that trust.

If the testamentary trust is not in existence on the effective date of the foregoing conveyance and transfer, we incorporate by reference its terms as they existed on the date of this transfer on death instrument, and we give the above-described residential real estate to the trustee designated by those terms to be held, administered, and distributed pursuant to those terms.


And,

An undivided 50% interest to James J. Gerace and Laura M. Catrambone-Gerace.

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



VINCENT GERACE



HEATHER B. GERACE

UNOFFICIAL COPY

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 his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

Gina Ibrahim
(Signature of Witness)

1803 West Acres Rd
Joliet IL 60435

Theresa Gerace
(Signature of Witness)

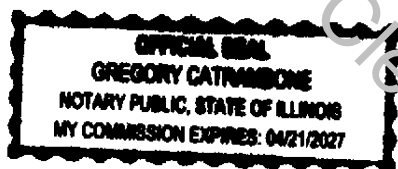
155 N. Humphrey St
Oak Park IL 60302

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 10th day of JANUARY, 20 23.

[Signature]
Notary Public



Prepared by and Return to:
Gregory Catrambone
Law Office of Gregory Catrambone, P.C.
10555 W. Cermak Rd.
Westchester, IL 60154
708-562-1191

Owner's Name and Address and taxes to:
VINCENT GERACE AND HEATHER B. GERACE
3631 FOREST AVE., UNIT R
BROOKFIELD, IL 60513