

UNOFFICIAL COPY

Doc#: 2309045048 Fee: \$51.00

Karen A. Yarbrough

Cook County Clerk

Date: 03/31/2023 09:57 AM Pg: 1 of 2

PREPARED BY:

Lee T. Potracki
Robbins DiMonte, Ltd.
216 W. Higgins Rd.
Park Ridge, IL 60068

MAIL TAX BILL TO:

George Tzilos
1819 N. Aralia Drive
Chicago, IL 60631

MAIL RECORDED DEED TO:

Lee T. Potracki
Robbins DiMonte, Ltd.
216 W. Higgins Rd.
Park Ridge, IL 60068

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

I, GEORGE TZILOS ("Owner"), of 1819 North Aralia Drive, Village of Mt. Prospect, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the Owner of residential real estate ("Property") under a duly recorded Quit Claim Deed dated May 24, 2021 and recorded June 17, 2021, as document number 20210601668490, in the County of Cook, State of Illinois whereby I acquired title to the Property individually. The Property is legally described as:

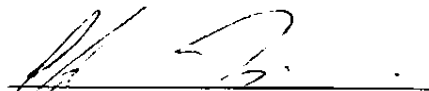
Lot 165 in Brickman Manor Third Addition Unit 2, a subdivision in the Southwest ¼ of section 24, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Number: 03-24-318-002-0000
Property Address: 1819 North Aralia Drive, Mt. Prospect, Illinois 60056

That under 755 ILCS 27/1 et. seq., the owner 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 death of the survivor of the Owners. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of GEORGE TSILOS, I convey and transfer the Property to the then acting trustee of the George Tzilos 2023 Trust dated March 30, 2023, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of George Tzilos.

Signed this the 30th day of March, 2023.



GEORGE TZILOS

UNOFFICIAL COPY

WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as his Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed the transfer on death instrument as his own free and voluntary act. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

Witnesses
Jan Schewe

Addresses
residing at 216 Higgins Rd.
Park Ridge, IL 60068

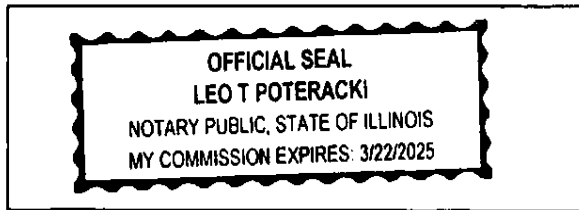
Mara M... ..

residing at 216 Higgins Rd
Park Ridge IL 60068

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that GEORGE TZILOS and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License State of Illinois picture identification document 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 notarial seal this 30th day of March, 2023.



Leo T Poteracki
Notary Public

My commission expires on 3/22/25.

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

3-30-23
Date Representative