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2313815009

PREPARED BY:

Drost Kivlahan McMahon & O'Connor LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

Doc# 2313815009 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 05/18/2023 10:18 AM PG: 1 OF 3

MAIL TAX BILL TO:

Sharon L. Gallas
1494 E. Baronet Lane
Palatine, IL 60074

MAIL RECORDED DEED TO:

Drost Kivlahan McMahon & O'Connor LLC
11 S. Dunton Avenue
Arlington Heights, IL 60005

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

I, **SHARON L. GALLAS**, of 1494 E. Baronet Lane, Palatine, IL 600074, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument as follows:

That I am the sole owner of residential real estate under a duly recorded Warranty Deed dated June 17, 2013, and recorded July 15, 2013, as document number 1319642048, in the County of Cook, State of Illinois. The residential real estate is legally described as:

UNIT 17-023/0324 IN COVENTRY PARK CONDOMINIUM, AS DELINEATED ON A SURVEY OF THE FOLLOWING DESCRIBED REAL ESTATE:

CERTAIN LOTS IN COVENTRY PARK UNIT 1, (PHASE 1 AND 2), BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM OWNERSHIP RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON DECEMBER 27, 1994, AS DOCUMENT NUMBER 04074188, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH THE AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD IN COOK COUNTY, ILLINOIS.

Property Index Number: **02-24-203-044-1206**

Property Address: **1494 E. Baronet Lane, Palatine, IL 60074**

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That under 775 ILCS 27/1 et. Seq., the owner of the 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 my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the residential real estate listed above to my son, **CHRISTOPHER GALLAS**, 417 Charleston Court, Hurst, TX 76054, if living otherwise to my daughter, **JENNIFER STEFFUS**, 710 E. Kenilworth Avenue, Palatine, IL 60074.

Signed this 16th day of May, 2023.

Sharon L. Gallas
SHARON L. GALLAS

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 presences 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. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

[Signature] Residing at 11 S. Dunton
Arlington Heights IL 60005

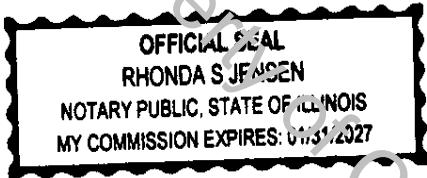
[Signature] Residing at 11 S. Dunton Ave
Arlington Heights IL 60005

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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 **SHARON L. GALLAS** and the above named witnesses, each of whom are personally known to me to be the same persons whose name(s) are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the use and purposes therein set forth.

Given under my hand and notarial seal this 16th day of May, 2023.



Rhonda S. Jensen

Notary Public

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

May 16, 2023
Date

[Signature]

Representative

PROPER COOK COUNTY Clerk's Office