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Doc#: 2317346161 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/22/2023 01:35 PM Pg: 1 of 3

AC000827WC

Transfer on Death Instrument

Owners Name and Address and Taxes To:

STANLEY C. MIRUS
7008 16th Street
Berwyn, IL 60402

Beneficiary(ies) Name and Address:

KIMBERLY BUNAG – 230 W 2000 E. Rd. Paxton, IL 60957

NICHOLAS T. MIRUS – 425 Big Salty Dr. Springtown, TX 76082

THIS TRANSFER ON DEATH INSTRUMENT made this 8th day of June 2023, by STANLEY C. MIRUS, an unmarried person, 7008 16th Street, Berwyn, IL 60402, being the sole Owner of the following described residential real estate located in Cook County, Illinois.

LEGAL DESCRIPTION:

LOT 3 AND LOT 4 IN BLOCK 77 IN JOHN J. MURRAY'S SUBDIVISION OF BLOCKS 75, 76, AND 77 IN THE SUBDIVISION OF SECTION 19, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 300 ACRES THEREOF), IN COOK COUNTY, ILLINOIS.

PERMANENT INDEX NUMBER (PIN): 16-19-303-005-0000 & 16-19-303-006-0000

ADDRESS(ES) OF REAL ESTATE: 7008 16th Street, Berwyn, IL 60402

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


Grantee Beneficiaries	Interest (%)	Alternate Grantee Beneficiaries
KIMBERLY BUNAG	50%	
NICHOLAS T. MIRUS	50%	

IN WITNESS WHEREOF, the said Owner has hereunto set his hands and seals the day and year first above written.

 (SEAL)
STANLEY C. MIRUS

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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 his Transfer on Death Instrument in our presence and that we, at his request and in his 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 was at the time of signing sound of mind and memory, and under no undue influence.


Witnesses

Witness: Connie Irizarry

Address

7222 W. Cermak Rd, Ste. 701
North Riverside, IL 60546


Witness: Lety Vargas

7222 W. Cermak Rd, Ste. 701
North Riverside, IL 60546

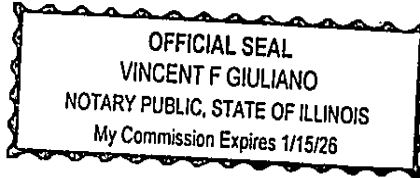
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STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the 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.

IMPRESS SEAL HERE



Given under my hand and official seal, this 8th day of June 2023.

Commission expires _____

Vincent F. Giuliano
NOTARY PUBLIC

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

x Stanley C. Matus 6/18/23
Buyer, Seller or Representative Date

THIS INSTRUMENT WAS PREPARED BY:

Vincent F. Giuliano
Attorney at Law
7222 W. Cermak Road, Ste. 701
North Riverside, IL 60546

MAIL TO:

Vincent F. Giuliano
Attorney at Law
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