

UNOFFICIAL COPY

Doc#: 2318112082 Fee: \$51.00
Karen A. Yarbrough
Cook County Clerk
Date: 06/30/2023 11:02 AM Pg: 1 of 2

TRANSFER ON DEATH INSTRUMENT

OWNERS NAME AND
ADDRESS AND TAXES TO:
SUSAN C. DEGROATE
19234 Grant St.
Lansing, Illinois 60438

BENEFICIARY'S NAME
AND ADDRESS:
JEFFREY DEGROATE
JONATHAN DEGROATE
19234 Grant St.
Lansing, Illinois 60438

THIS TRANSFER ON DEATH INSTRUMENT made this 26th day of June,
2023, by SUSAN C. DEGROATE, a widow, of the City of Lansing, County of Cook and
State of Illinois, herein Owner being the sole Owner of the following legally described
residential real estate located in Cook County, Illinois.

Lot 11 in Ridgebrook Subdivision, Al and Esner Santefort Memorial Subdivision, being a
Subdivision of part of the West ½ of the Southwest ¼ of the Southwest ¼ of Section 5,
Township 35 North, Range 15, East of the Third Principal Meridian, according to Plat
thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on
January 9, 1984, as Document Number LR3349717, in Cook County, Illinois.

Permanent Index Number: 33-05-317-004-0000

Address of Property: 19234 Grant St., Lansing, Illinois. 60438

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

JEFFREY DEGROATE, JONATHAN DEGROATE, and JESSICA WALLLACE,
in equal parts to share and share alike, or to the survivor thereof.

UNOFFICIAL COPY

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

Susan C. Degroate
SUSAN C. DEGROATE

STATE OF Ill)
) SS
COUNTY OF Cook)

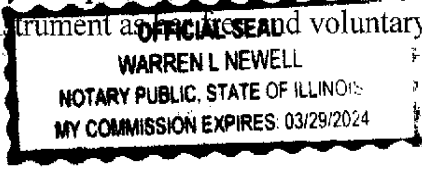
We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request and in her presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner was at the time of our signing of sound mind and memory, and under no undue influence.

Christina Gonzalez 2540 Ridge Rd
WITNESS (Name and Address) Lansing IL 60438

Michelle...
WITNESS (Name and Address) Lansing IL 60438

STATE OF Ill)
) SS
COUNTY OF Cook)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner and witnesses personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as a ~~official~~ voluntary act, for the uses and purposes therein set forth.



Given under my hand and notary seal, this
26th day of JUNE, 2023.

Warren L. Newell
NOTARY PUBLIC

(SEAL)

My commission expires 3/29/23

PREPARED BY and RETURN TO: W. LEE NEWELL, JR., 2540 Ridge Road, Lansing, Illinois 60438