## **UNOFFICIAL COPY**

Doc#. 2318733172 Fee: \$60.00

Karen A. Yarbrough Cook County Clerk

Date: 07/06/2023 04:07 PM Pg: 1 of 2

PREPARED BY:

Puneet Cham, Esq. Latimer LeVay Fyock LLC 55 W. Monroe St., #1100 Chicago, Illinois 60603

MAIL TAX BILL TO:

John and Lynn Benson 715 South Blvd.

Evanston, Idio ois 60201

AFTER RECORDING MAIL TO:

Latimer LeVay Fyock LLC

Attn: Puneet Cham

55 W. Monroe St., #1100

Chicago, Illinois 60603

## TRANSFER ON DEATH INSTRUMENT

We, JOHN BENSON and LYNN BENSON, husband and wife, of the City of Evanston, County of Cook, State of Illinois ("Owners"), being the Owners of an undivided one-half (1/2) interest in the following legally-described residential real estate located in Cook County, Illinois:

LOT 4 IN BLOCK 1 IN HUNTOON AND HALLS ADDITION TO EVANSTON, BEING A SUBDIVISION OF PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 41 NORTH, RANGE 11, LAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Property Identification Number: 11-19-324-017-0000

Property Address: 715 South Blvd., Evanston, Illinois 60202

The Owners, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby convey and transfer, effective on the death of the survivor of **JOHN BENSON** and **LYNN BENSON**, their undivided one-half (1/2) interest in the above-described real estate to our children, in equal shares, as follows:

- 1. One (1) share to BRADLEY S. BENSON, if living, otherwise to his descendants, per stirpes:
- 2. One (1) share to BRIAN E. BENSON, if living, otherwise to his descendants, per stirpes; and
- 3. One (1) share to KATHRYN E. BENSON, if living, otherwise to her descendants, per stirpes.

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## **UNOFFICIAL COPY**

Dated: July 6, 2023

| John Benson   | and the second s |  | BENSON  | Benson  |
|---|--|--|---|---|
| JOHN BENSON   |  | LYNN   | BENSON  |   |
| Exempt under provisions of )  | Paragraph E, Se  | ection 4, Illinois   | Real Estate Tran  | sfer Tax Act.   |
| Date: July 6, 2023  |  |  | <u>Cywthur</u><br>Representative  | nufetres  |
| We, the undersigned witness<br>the date thereof signed and<br>presence and that we, at he<br>signed our names as witness<br>at the time of signing of sou | declared by the request and in sections thereto, believed and medium and medi | e Owner as her<br>her presence a<br>eving to the best<br>emory, and undo | Transfer on De<br>nd in the presence<br>of our knowledger<br>for no undue influ | ath Instrument in our ce of each other, have ge that the Owner was tence. |
| Rebin Canpbell Witness  |  | residing at  | 462 N. LAW/   | one Stat  |
| Witness Benth   | <sup>5</sup>   | residing at  | 5306 N  | we great  392  Whitney Ave.  IL 60690                                     |
|   |  |  | Miles   | <u>06900</u>  |
| STATE OF ILLINOIS   | )<br>) SS  |  | S   |   |
| COUNTY OF COOK  | )  |  |   | U <sub>f</sub>  |
| 1 0: 14 : 5:  |  | .1   | Ţ   | (C  |

I, Gina Marie Flammini Birmingham, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that Owner and witnesses personally known to me to be the same persons whose names are subscribed on 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 6th day of July, 2023.

Hotary Public

