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TRANSFER ON DEATH INSTRUMENT

Doc# 2320257023 Fee \$41.00

RHSP FEE:\$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 07/21/2023 01:02 PM PG: 1 OF 5

I, **Patricia M. Culloton**, a single person, of 2601 W. 107th St., Unit 7, Chicago, IL hereby makes this Transfer on Death Instrument this July 17, 2023 as the owner of the following residential real estate described below.

THE ABOVE SPACE FOR RECORDER'S USE ONLY

That the above referenced property owner or owners, is or are, the **SOLE** owner(s) of the residential (which must be between 1-4 units) real estate, under a duly recorded **DEED** or other **CONVEYANCE INSTRUMENT** which was recorded on the date of May 31, 2000 as document number 00391102 with the proper County Agency in the County of Cook in the State of Illinois. Furthermore, this **TODI** is intended to transfer the following real property:

SEE ATTACHED EXHIBIT A

Permanent Index Number (PIN): 24-13-03-031-0000

Commonly known as: **2601 W. 107th St., Unit 7, Chicago, IL 60655**

Patricia M. Culloton, being of sound mind and disposing memory, do hereby make, declare and convey and transfer, effective on the death of, the above described real estate to the following: **To my children Thomas Culloton, Maura Quigley, Margaret Coghlan, Kathleen Lowery, and Patricia Gasparian, in substantially equal shares per stirpes.**

Patricia M. Culloton
Patricia M. Culloton

Statement of witnesses: We hereby certify that **Patricia M. Culloton** freely and voluntarily signed this instrument in our presence and each witness then signed in the presence of each other. We believe **Patricia M. Culloton** to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.

Susan McCarty
Witness Signature

Susan McCarty
Witness Printed Name

3135 W. 95th St.
Witness Address

Evergreen Park, IL 60805

Julia Greed
Witness Signature

Julia Greed
Witness Printed Name

3135 W 95th
Witness Address

Evergreen Park, IL 60805

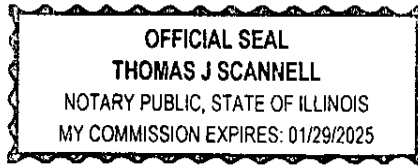
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State of Illinois)
County of Cook)

The undersigned, a notary public in and for the above County and State, certifies that the Owner(s) and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and acknowledged signing and delivering the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated: July 17, 2023

Notary Public



Prepared by and Return to:

Name: **Scannell & Associates**

Address: **3135 West 95th Street**

City, State, Zip: **Evergreen Park, IL 60805**

Send subsequent tax bills to:

Name: **Patricia M. Culloton**

Address: **2601 W. 107th St., Unit 7**

City, State, Zip: **Chicago, IL 60655**

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EXHIBIT A

PARCEL 1:

UNIT J DESCRIBED AS FOLLOWS: THE SOUTH 23.95 FEET OF THE NORTH 227.21 FEET OF THE WEST 46.10 FEET, THE NORTH AND SOUTH LINES OF WHICH PASS THROUGH THE CENTER LINE AND WESTERLY EXTENSION THEREOF OF A PARTY WALL; AND THE SOUTH 23.42 FEET OF THE NORTH 227.21 FEET (EXCEPT THE WEST 46.10 FEET); ALL OF THE FOLLOWING DESCRIBED PROPERTY; A TRACT OF LAND BEING THE EAST 52 FEET OF THE WEST 66 FEET OF THE NORTH 367 FEET OF A PART OF LOT 17 IN BLOCK 24 IN O. RUETER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF THE SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: (UNIT G-J DESCRIBED AS FOLLOWS)

A PORTION OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THE WEST 26.67 FEET OF THE EAST 50.00 FEET OF LOT 17 IN BLOCK 24 IN O. RUETHER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF THE SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 13 TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 240 FEET OF THE WEST ½ OF BLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS (END OF PARCEL) SAID PORTION LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST OF SAID PARCEL BEING 218.44 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 218.44 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL; AND SAID PORTION LYING NORTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 242.46 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL; WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 242.46 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL; THE NORTH AND SOUTH LINES OF SAID PORTION PASSING THROUGH THE CENTER LINE AND EXTENSIONS THEREOF OF A PARTY WALL.

PARCEL 3: EASEMENT APPURTENANT TO AND FOR THE BENEFIT OF AFORESAID PARCEL 1 AND PARCEL 2, AS SET FORTH IN DECLARATION RECORDED SEPTEMBER 19, 1990 AS DOCUMENT 90457520 AND AMENDMENT RECORDED OCTOBER 3, 1990 AS DOCUMENT 90482405 AND GRANTED BY DEED RECORDED AS DOCUMENT 91008857 FOR INGRESS AND EGRESS OVER AND ACROSS THE FOLLOWING PARCEL OF LAND:

FOUR PORTIONS OF THE FOLLOWING DESCRIBED PARCEL OF LAND: THE WEST 26.67 FEET OF THE EAST 50.00 FEET OF LOT 17 IN BLOCK 24 IN O. RUETER

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AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR BEING A SUBDIVISION OF BLOCKS 1, 2, 7, AND 8 OF THE SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 13 TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE SOUTH 240 FEET OF THE WEST ½ OF BLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS (END OF PARCEL) THE FIRST PORTION LYING NORTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 15.18 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 14.88 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL. THE SECOND PORTION LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 129.24 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 128.94 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL; AND SAID PORTION LYING NORTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 131.74 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 131.54 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL, THE THIRD PORTION LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 265.16 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 264.96 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL AND SAID PORTION LYING NORTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 267.81 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL, WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 267.56 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL. THE FOURTH PORTION LYING SOUTH OF A LINE CONNECTING A POINT ON THE WEST LINE OF SAID PARCEL BEING 381.91 FEET SOUTH OF THE NORTHWEST CORNER OF SAID PARCEL WITH A POINT ON THE EAST LINE OF SAID PARCEL BEING 381.66 FEET SOUTH OF THE NORTHEAST CORNER OF SAID PARCEL, AND SAID PORTION LYING NORTH OF THE NORTH LINE OF THE SOUTH 200 FEET OF SAID LOT 17, ALSO; THE WEST 14 FEET (EXCEPT THE SOUTH 200 FEET) AND THE EAST 23.33 FEET (EXCEPT THE SOUTH 200 FEET) ALL OF LOT 17 IN BLOCK 24 IN O. RUETER AND COMPANY'S FIRST ADDITION TO MORGAN PARK MANOR BEING A SUBDIVISION OF BLOCKS 1, 2, 7 AND 8 OF THE SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ OF SECTION 114 TOWNSHIP 37 NORTH RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 240 FEET OF THE WEST ½ OF NLOCK 2 AND THE NORTH 120 FEET OF SAID BLOCK 2) IN COOK COUNTY, ILLINOIS, ALSO TWO PARTS OF THE EAST 52 FEET OF THE WEST 66 FEET (EXCEPT THE SOUTH 200 FEET) OF SAID LOT 17; THE FIRST PART LYING NORTH OF A LINE NORMAL TO THE WEST LINE OF SAID LOT 17, SAIL NORMAL LINE INTERSECTING SAID WEST LINE OF LOT 17 AT A POINT 16.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 17; AND THE SECOND PART LYING

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SOUTH OF A LINE NORMAL TO SAID WEST LINE OF LOT 17, LAST SAID NORMAL LINE INTERSECTING SAID WEST LINE OF LOT 17 AT A POINT 383.00 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT 17, ALSO: A PART OF SAID LOT 17 (EXCEPT THE SOUTH 200 FEET), LAST SAID PART LYING EAST OF THE EAST LINE OF THE WEST 66 FEET OF SAID LOT 17, AND LAST SAID PART LYING WEST OF THE WEST LINE OF THE EAST 50 FEET OF SAID LOT 17.

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