

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2321233010 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 07/31/2023 09:09 AM Pg: 1 of 2

This Transfer on Death Instrument made on 7/27/23, by Kenneth R. Kipnis and Maureen Kipnis, hereafter "Owner", of the City of Lemont, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below located in Cook County, Illinois.

Legal Description: LOT 68 IN UNIT TWO OF JEANETTE'S FOX HILLS, BEING A SUBDIVISION OF PART OF THE SOUTH ½ OF SECTION 35, TOWNSHIP 37 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 12, 1992 AS DOCUMENT 92596852 IN COOK COUNTY ILLINOIS.

Property Address: 13361 FOX HILL DRIVE, LEMONT, ILLINOIS 60439-7700

Permanent Index Number(s): 22-35-405-014-0000


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

Beneficiary: Daniel James Prosapio

Address of Beneficiary(s): 2616 Heritage Lakes Drive, Lockport, IL 60441

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.


Kenneth R. Kipnis


Maureen Kipnis

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STATE OF ILLINOIS, COUNTY OF COOK ss.

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 the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's 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 signed this Transfer on Death Instrument as her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

Charlotte M. Slomka

(Signature of Witness)

Leslie Slomka

(Signature of Witness)

STATE OF ILLINOIS, COUNTY OF COOK ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owners, Kenneth R. Kipnis and Maureen Kipnis, and Witnesses, CHARLOTTE SLOMKA and LESLIE SLOMKA, 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.

Given under my hand and official seal, this 27 day of July, 2023

Kenneth D. Slomka
KENNETH D. SLOMKA
Notary Public
State of Illinois
My Commission Expires Sep 18, 2024

Prepared By:

Kenneth D. Slomka, Slomka Law Group 15255 S. 94th Avenue, Suite 101, Orland Park, IL 60462

Return to: Kenneth D. Slomka, Slomka Law Group 15255 S. 94th Avenue, Suite 101, Orland Park, IL 60462

Owner's Name and Address: Kenneth R. Kipnis and Maureen Kipnis, 13361 Fox Hill Drive, Lemont, IL 60439

Taxes to: Kenneth R. Kipnis and Maureen Kipnis, 13361 Fox Hill Drive, Lemont, IL 60439