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2322234003

TRANSFER ON DEATH INSTRUMENT

Doc# 2322234003 Fee \$41.00

OWNERS NAME AND ADDRESS AND TAXES TO:

RHSP FEE:\$10.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 08/10/2023 09:22 AM PG: 1 OF 3

Thomas Sullivan
8934 S. Oakwood
Hickory Hills, IL 60457

BENEFICIARIES' NAMES & ADDRESSES:

1. James Sullivan - 8934 S. Oakwood, Hickory Hills, IL 60457
2. Melissa Sullivan - 8934 S. Oakwood, Hickory Hills, IL 60457

THIS TRANSFER ON DEATH INSTRUMENT made this 19 day of **JULY, 2023** A.D., by **THOMAS SULLIVAN**, a widower, owner of the property, of the following legally described residential real estate located in Cook County, Illinois.

Legal Description - LOT 104 IN TIMBER RIDGE A SUBDIVISION OF THE WEST ½ OF THE NORTHEAST ¼ (EXCEPT SOUTH 32 ACRES THEREOF) AND WEST ½ OF THE EAST ½ OF THE NORTHEAST ¼ OF SECTION 3, TOWNSHIP 37 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

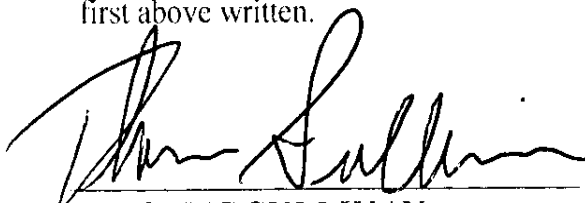
Property Address: **8934 S. Oakwood, Hickory Hills, IL 60457**

Parcel Identification Number: **23-03-212-016-0000**

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 UPON MY DEATH, the above-described residential real estate, to the following individuals, to be held as tenants in common (and not as joint tenants) as to each other:

1. **MELISSA SULLIVAN, FIFTY PERCENT, (50%)**
2. **JAMES SULLIVAN, FIFTY PERCENT, (50%)**

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


(Seal)
THOMAS SULLIVAN

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

WITNESSES

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

Signed: Paul D. Bianchi

Address: 920 W. 32nd St.

City/State/Zip: Chicago, IL 60608

Signed: Matt Bianchi

Address: 17215 Dooneen Ave.

City/State/Zip: Tinley Park, IL 60477

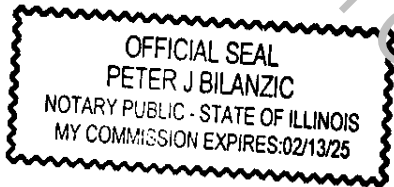
Property of Cook County Clerk's Office

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STATE OF ILLINOIS)
) ss
COUNTY OF COOK)

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

GIVEN UNDER my hand and notarial seal this 19 day of JULY, 2023.



Peter J. Bilanzic

Notary Public

PREPARED BY/RETURN TO:

BILANZIC LAW

11555 S. Harlem Avenue, Suite A,
Worth, IL 60482