

UNOFFICIAL COPY

Doc#: 2325540025 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/12/2023 09:39 AM Pg: 1 of 3

**Prepared by and after recording
return to:**

Chad M. Poznansky
Clark Hill PLC
130 E. Randolph Street,
Suite 3900
Chicago, IL 60601

MAIL TAX BILLS TO:

1187 N. Chesapeake Lane,
Palatine, Illinois 6007
c/o Mary Nalley

(For Recorder's Use Only)

TRANSFER ON DEATH INSTRUMENT

This TRANSFER ON DEATH INSTRUMENT made this 1st day of September, 2023 by MARY E. NALLEY, an individual having an address of 1187 N. Chesapeake Lane, Palatine, Illinois 600074, (herein "**Owner**").

Owner holds an undivided Fifty Percent (50%) interest in that certain real property, as evidenced under a duly recorded Warranty Deed dated as of September 2, 2005 and recorded on September 27, 2005 as document number: 0527047176 in the Office of the Recorder of Deeds for Cook County, such real property being described as follows, to wit:

SEE LEGAL DESCRIPTION ON EXHIBIT A ATTACHED HERETO ("Real Property")

Address: 1187 N. Chesapeake Lane, Palatine, Illinois 60074

Property Index Number: 02-12-300-115-0000

Owner, being of sound mind and memory, and releasing all rights under the homestead exemption laws of the State of Illinois for and in consideration of Ten Dollars (\$10), hereby conveys and transfers, effective on the death of Owner the Real Property to JOSEPH J NALLEY, having an address of 3704 Delaney Dr., Joliet, Il, 60435 (the "**Beneficiary**").

[Remainder of Page Intentionally Left Blank; Signature Page Follows]

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IN WITNESS WHEREOF, the undersigned has duly executed this Transfer on Death Instrument as of the day and year first written above.

GRANTOR:

Mary E. Nalley
MARY E. NALLEY

Witnessed by:

Rosa Ibarra
Name: Rosa Ibarra

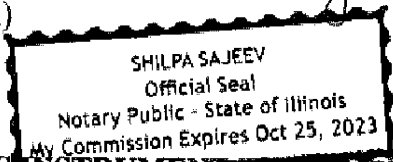
Shilpa Sajeev
Name: Shilpa Sajeev

STATE OF IL
COUNTY OF Cook

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Mary E. Nalley**, 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated this 21st day of Aug, 2023.

(Seal)



Shilpa Sajeev
Notary Public, State of IL

THIS INSTRUMENT IS EXEMPT UNDER TAXATION UNDER 35 ILCS 200/31-45 PARAGRAPH E COOK COUNTY REAL PROPERTY TRANSFER TAX ORDINANCE

Mary E. Nalley

Representative

DATE: September 1, 2023

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EXHIBIT A

LEGAL DESCRIPTION

PARCEL 1:

LOT 13 IN OLD VIRGINIA FINAL PLANNED DEVELOPMENT, BEING A SUBDIVISION OF THE SOUTHWEST ¼ OF SECTION 12, TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 AS SET FORTH AND DEFINED IN THE DECLARATION OF EASEMENTS RECORDED AS DOCUMENT NO. 88324715 AND AS CREATED BY DEED FROM AMERICAN NATIONAL BANK AND TRUST, AS TRUSTEE UNDER A TRUST AGREEMENT DATED M119, 1987 AND KNOWN AS TRUST NO. 13719-04 FOR INGRESS AND EGRESS, ALL IN COOK COUNTY ILLINOIS.

Address: 1187 N. Chesapeake Lane, Palatine, Illinois 60074

Property Index Number: 02-12-300-115-0000

Property of Cook County Clerk's Office