

UNOFFICIAL COPY



\*2325515065\*

**TRANSFER ON  
DEATH  
INSTRUMENT**

Doc# 2325515065 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/12/2023 03:30 PM PG: 1 OF 2

**Owner (Grantor)/Taxes to:  
Ellen M. Teruel  
4010 N. Octavia Ave.  
Norridge, IL 60706**

**Prepared by and return to  
Dutton Casey & Mesoloras,  
P.C.  
65 East Wacker Place, Suite 1200  
Chicago, IL 60601**

Area above for county recorder use only

I, **Ellen M. Teruel**, unmarried, being of sound mind and memory, do hereby make, declare, and publish this Transfer on Death Instrument, and state as follows:

That I am the sole owner of the residential real estate located in Cook County, Illinois, as shown on a deed recorded as Document No. 96273348, and having a legal description as follows:

LOT 34 IN VOK BROTHERS SECOND ADDITION TO SHAW ESTATES, BEING A SUBDIVISION IN THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 2, 1925 AS DOCUMENT NO. 8760280 IN COOK COUNTY, ILLINOIS.

Property Address: 4010 N. Octavia Ave., Norridge, IL 60706

Permanent Real Estate Index Number: 12-13-415-028-0000

That, effective upon my death, I convey and transfer the above-described real estate to the following Beneficiaries and I hereby waive and release all rights under the homestead exemption laws of the State of Illinois:

In equal shares to my children Richard A. Teruel, James A. Teruel, and Regina M. Teruel, provided that if a child is not living at the time of my death, then to the survivor of them.

Signed this 7<sup>th</sup> day of September, 2023.

Ellen M. Teruel, Grantor

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### Witnesses (2 are required)

We, the undersigned witnesses, DO HEREBY CERTIFY:

- 1) The persons identified in this Transfer on Death Instrument as Owners signed this Instrument in our presence on the date shown above.
- 2) We signed this Instrument in the presence of the Owners and in the presence of each other.
- 3) We believed the Owners to be of sound mind and memory at the time of signing.

*Richard G. Hautsch*  
 Witness signature

*Gene L. Gasperini*  
 Witness signature

RICHARD G. HAUTSCH  
 Printed name

Gene L. Gasperini  
 Printed name

3235 WINDLAWAY CT  
 Street address

248 Colony Green Dr.  
 Street address

GRAYSLAKE, IL 60030  
 City, state, zip code

Bloomington IL 60108  
 City, state, zip code

STATE OF ILLINOIS                    )  
   ) ss  
 County of Cook                        )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT **Ellen M. Teruel** and the above-named witnesses, each of whom are either personally known to me or presented satisfactory identification, are the same person whose name are subscribed to the foregoing Instrument and appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as their free and voluntary acts, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 7th day of September, 2023.



*Helen Mesoloras*  
 Notary Public