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ILLINOIS TRANSFER ON DEATH INSTRUMENT

Doc# 2325657000 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/13/2023 09:10 AM PG: 1 OF 3

NAME AND ADDRESS OF TAXPAYER:

Carmen Passi & Rosa Passi

12803 Marian Drive

Lemont, Illinois 60439

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On this date, August 31, 2023, Carmen Passi & Rosa Passi, husband and wife, residing at 12803 Marian Drive, Lemont, Illinois 60439, execute this transfer on death instrument. Carmen Passi & Rosa Passi will transfer upon death the following residential real estate in its entirety:

Street Address: 12803 Marian Drive

City: Lemont

County: Cook

State: Illinois

Zip Code: 60439

Property Identification Number ("PIN"): 22-33-114-017

A PARCEL OF LAND BEING A PART OF LOT 43 IN KEEPATAW TRAILS, BEING A SUBDIVISION OF PART OF THE NORTH HALF OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, SAID PARCEL BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 43; THENCE NORTH 85 DEGREES 02 MINUTES 32 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 43 FOR A DISTANCE OF 108.53 FEET TO A BEND POINT IN SAID NORTH LINE OF LOT 43, THENCE SOUTH 69 DEGREES 59 MINUTES 21 SECONDS EAST ALONG SAID NORTH LINE OF LOT 43 FOR A DISTANCE OF 36.95 FEET TO THE NORTHEAST CORNER OF SAID LOT 43; THENCE SOUTH 00 DEGREES 01 MINUTE 08 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 43 FOR A DISTANCE OF 26.26 FEET; THENCE SOUTH 79 DEGREES 48 MINUTES 42 SECONDS WEST FOR A DISTANCE OF 136.92 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 43; BEING AN ARC OF A CIRCLE, CONVEX WESTERLY, HAVING A RADIUS OF 434.00 FEET, A CHORD OF 54.35 FEET AND A CHORD BEARING OF NORTH 08 DEGREES 32 MINUTES 51 SECONDS WEST FOR AN ARC DISTANCE OF 54.38 FEET TO THE POINT OF BEGINNING.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any, to:

Beneficiary Name, Relationship to Owner	Beneficiary Address	Share (%)
Carmen R. Passi, Jr., son	795 Highview Avenue, Glen Ellyn, IL 60137	50%
Anthony M. Passi, son	606 Robin Court, Roselle, IL 60172	50%

Upon my death, I transfer my interest in the above-described property to the beneficiaries as designated above.

This instrument revokes any and all prior transfer on death instruments made by the above-mentioned owner for the above mentioned residential real estate.

Before my death, I have the right to revoke this instrument.

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This instrument is to be recorded prior to the aforesaid owner's death in the public records in the office of the recorder of the county in which any part of the residential real estate is located.

Carmen Passi
CARMEN PASSI

AUG 31 2023
Dated

Rosa Passi
ROSA PASSI

August 31, 2023
Dated

Property of Cook County Clerk's Office

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I, Natalie Sofia, attest that Carmen Passi & Rosa Passi, the owners of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on August 31, 2023. This instrument was executed as a free and voluntary act by the owners. At the time of the execution, I believe the owners to be of sound mind and memory.

WITNESS:

Signed: Natalie Sofia
Printed: Natalie Sofia
Dated: August 31, 2023

ADDRESS OF WITNESS:

45 S. Park Blvd., Suite 230
Glen Ellyn, IL 60137

I, [Signature], attest that Carmen Passi & Rosa Passi, the owner of the above-mentioned property, executed this Illinois Transfer on Death Instrument in my presence on August 31, 2023. This instrument was executed as a free and voluntary act by the owners. At the time of the execution, I believe the owners to be of sound mind and memory.

WITNESS:

Signed: [Signature]
Printed: Mariam Andrabi
Dated: August 31, 2023

ADDRESS OF WITNESS:

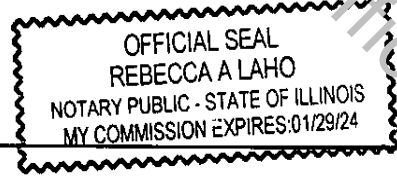
45 S. Park Blvd., Ste. 230
Glen Ellyn, IL 60137

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Carmen Passi & Rosa Passi, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Natalie Sofia and Mariam Andrabi in person and acknowledged signing the instrument as the free and voluntary act of the owner who was acting of sound mind and memory for the uses and purposes therein set forth.

August 31, 2023
Dated
My commission expires: 1/29/24

[Signature]
Notary Public



This document was prepared by:
Rebecca A. Laho
Mulyk Laho Law, LLC
45 S. Park Blvd., #230
Glen Ellyn, IL 60137