

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc# 2325713427 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 09/14/2023 12:26 PM Pg: 1 of 2

OWNERS NAME AND ADDRESS AND TAXES TO:

KAREN A. CHARLESTON
18576 West Point Drive
Tinley Park, IL 60477

BENEFICIARIES NAMES & ADDRESSES:

KIMBERLY L. CHARLESTON
3807 Isabel Street
Skokie, IL 60076

MARK W. MAULT
20 Palmer Place
Sharpsburg, GA 30277

JEFFREY I. GROFF
7151 Belmont Avenue
Hammond, IN 46324

THIS TRANSFER ON DEATH INSTRUMENT made this 13th day of SEPTEMBER, A.D. 2023, by **KAREN A. CHARLESTON**, of the Village of Tinley Park, County of Cook and State of Illinois, **KAREN A. CHARLESTON** being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

PARCEL 1: THE EASTERLY 78 FEET (EXCEPT THE EASTERLY 52 FEET THEREOF) OF LOT 1 IN WEST POINT MEADOWS UNIT 2, BEING A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ AND PART OF THE SOUTH ½ OF THE NORTHWEST ¼ OF FRACTIONAL SECTION 6, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE INDIAN BOUNDARY LINE ACCORDING TO THE PLAT THEREOF RECORDED MARCH 24, 2000 AS DOCUMENT 00210552, IN COOK COUNTY, ILLINOIS.

PARCEL 2: NON EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS CREATED BY THE DECLARATION OF EASEMENTS, RESTRICTIONS, AND COVENANTS RECORDED AS DOCUMENT 99940254, AS AMENDED FROM TIME TO TIME.

Property Address: 18576 West Point Drive, Tinley Park, IL 60477
Parcel Identification Number: 31-06-214-008-0000

The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby revokes the prior Transfer on Death Instrument recorded 10/15/15 as Doc# 1528816017, and conveys and transfers, effective on the death of the Owner, the above-described residential real estate, to:

**My Sister, Kimberly L. Charleston. In the event that Kimberly L. Charleston predeceases me,
then to my dear friend, Mark W. Mault. In the event Mark W. Mault predeceases me,
then to my nephew, Jeffrey I. Groff**

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

Karen A. Charleston (Seal)
KAREN A. CHARLESTON

UNOFFICIAL COPY

STATE OF ILLINOIS | SS
COUNTY OF WILL

We, the undersigned witnesses, hereby certify the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as her Transfer on Death Instrument in our presence and that we, at her request and in her 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 was at the time of signing of sound mind and memory, and under no undue influence.

Lynn M. Hickey
WITNESS [Name] Lynn M. Hickey
7851 W. 185th St. Ste. 105
[Address] Tinley Park, IL 60477

Megan Malak
WITNESS [Name] Megan Malak
7851 W. 185th St. Ste. 105, Tinley Park,
[Address] IL 60477

STATE OF ILLINOIS | SS
COUNTY OF WILL

I, the undersigned, a Notary Public in and for the State aforesaid, DO HEREBY CERTIFY THAT Owner and 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 acknowledge 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 13th day of September, A.D. 2023.

(SEAL)



Summer Egner
Notary Public
My commission expires on 4/12, 2026

PREPARED BY and RETURN TO:

LYNN M. HICKEY
HUTCHISON, ANDERS & HICKEY
7851 West 185th Street, Suite 105
Tinley Park, IL 60477

EXEMPT UNDER PROVISIONS OF PARAGRAPH E,
SECTION 31-45, REAL ESTATE TRANSFER TAX ACT.

9-13-2023
Date

Karen A. Charleston
Buyer, Seller or Representative