

UNOFFICIAL COPY

TRANSFER ON DEATH
INSTRUMENT

per
Illinois Residential Real Property
Transfer on Death Instrument
Act
755 ILCS 27/1, et. seq.



2325815022

Doc# 2325815022 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 09/15/2023 11:09 AM PG: 1 OF 3

Prepared by & Mail Instrument To:

Mario Correa, Esq.
4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

Taxpayer:

Myra M. Milligan
1598 Timber Trail, Unit 12D
Wheaton, IL 60189

WHEREAS, **MYRA M. MILLIGAN**, a divorced woman not since remarried, is the owner of the property commonly known as 1598 Timber Trail, Unit 12D, Wheaton, IL 60189.


THIS TRANSFER ON DEATH INSTRUMENT (hereinafter called "TODI"), is executed by the OWNER, **MYRA M. MILLIGAN** ("OWNER"), a divorced woman and not since remarried, of Wheaton, Illinois for and in consideration of TEN DOLLARS, and other good and valuable consideration in hand paid, and pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act, 755 ILCS 27/1, et. seq. (the "Act"), hereby TRANSFERS UPON THE DEATH OF THE OWNER the Real Estate (defined below) to **MYRA M. MILLIGAN**, or the successor trustee then acting, of the **MYRA M. MILLIGAN REVOCABLE TRUST** dated **August 10, 2018 and restated on June 14, 2023** the Real Estate, referenced above and the subject of this TODI, located in DuPage County and described as follows:

LEGAL DESCRIPTION- SEE ATTACHED

PIN: 05-20-119-049

ADDRESS: 1598 TIMBER TRAIL, UNIT 12D, WHEATON, ILLINOIS 60189

DATED this 14 day of August, 2023.



MYRA M. MILLIGAN (SEAL)

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ATTESTATION

We the undersigned witnesses attest in that on the date thereof the Owner MYRA M. MILLIGAN executed this Transfer on Death Instrument in our presence and that we, at the Owner's request and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed this instrument as the Owner's free and voluntary act, and that at the time of the Owner's execution we the witnesses believed the Owner to be of sound mind and memory.

Witnesses

Addresses

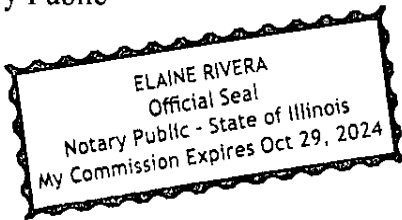
[Signature] residing at 4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

[Signature] residing at 4801 W. Peterson Ave., Ste 414
Chicago, IL 60646

STATE OF ILLINOIS, COUNTY OF COOK) ss.

The foregoing instrument was Subscribed, sworn to and acknowledge before me by MYRA M. MILLIGAN is the Owner, and the subscribed and sworn to before me by Yasmine Corral, and Luille A. Yarzquez, witnesses, this 14 day of August, 2023.

[Signature]
Notary Public



COUNTY - ILLINOIS TRANSFER STAMP EXEMPT UNDER PROVISIONS OF PAR. E SECTION 31- 45, REAL ESTATE TRANSFER TAX LAW, 35 ILCS 200/31-45. DATE: <u>8/14/2023</u> <u>[Signature]</u> Buyer, Seller or Representative
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LEGAL DESCRIPTION

PARCEL 1: UNIT 12D IN THE TREES OF WHEATON NO.2 CONDOMINIUM AS DELINEATED ON A SURVEY OF A PART OF THE NORTHWEST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN. WHICH SURVEY IS ATTACHED AS EXHIBIT D TO THE SECOND AMENDMENT OF THE DECLARATION OF SAID CONDOMINIUM RECORDED ON BEING RECORDED ON APRIL 7, 1997, AS DOCUMENT R77-24289, AS AMENDED FROM TIME TO TIME, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2: EASEMENTS FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AND THE USE OF COMMON FACILITIES AND IMPROVEMENTS AS SET FORTH IN GRANT OF EASEMENT BY THE TREES OF WHEATON HOMEOWNERS CORPORATION DATED FEBRUARY 15, 1975, AND RECORDED MARCH 25, 1975 AS DOCUMENT R75-12476

PIN: 05-20-119-049

ADDRESS: 1598 TIMBER TRAIL, UNIT 12D, WHEATON, ILLINOIS 60189

Property of Cook County Clerk's Office