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2331345068

NAME AND ADDRESS OF TAXPAYER:

Cynthia Walker
48 Chicago Ave,
Oak Park, IL, 60302

Doc# 2331345068 Fee \$41.00

HSP FEE: \$18.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 11/09/2023 04:22 PM PG: 1 OF 3

On this date, 15 of septer, 2023, **Cynthia Walker, (Single)** residing at **48 Chicago Ave, Oak Park, IL 60302** executes this transfer on death instrument. **Cynthia Walker** will transfer upon death the following residential real estate in its entirety:

Street Name and #: 48 Chicago Ave
City: Oak Park
County: Cook
State: Illinois
Zip Code: 60302
Property Identification Number ("PIN"): 16-05-325-025-0000

THE WEST 25 FEET OF THE EAST 156 FEET OF LOT 3 IN BLOCK 11 IN JOHN JOHNSTON JR.'S ADDITION TO AUSTIN, BEING A SUBDIVISION OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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
Sean Dillon Walker	Son	207 Grand Ave, Aurora, IL 60506	100%

as **SOLE OWNER**

If the above Beneficiary or Beneficiaries should predecease me, then to the below individuals as Successor Beneficiaries (optional):

Successor Beneficiary Name	Relationship to Owner	Beneficiary Address	Share
Joyce Coleman	Sister	718 N Laramie Ave, Chicago, IL 60644	25%
Michael Walker	Brother	1624 N Sayre Ave, Chicago, IL 60707	25%
Francine Davis	Sister	2120 Sherwood Dr, Apt. 5, Schererville, IN 46375	25%
Mildred Walker	Sister	4323 Clark Ave, Hammond, IN 46327	25%

as **TENANTS IN COMMON**

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

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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.

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.

Cynthia Walker

Owner Signature

Cynthia Walker

Owner Printed Name

Date 9-15-2023

I, Nayeli Leyva, attest that Cynthia Walker, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the 9/15, 2023. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

Signed: Nayeli Leyva
Printed: Nayeli Leyva
Dated: 9-15-2023

ADDRESS OF WITNESS:

105 OAKPARK AVE
OAK PARK IL, 60302

I, April Dugal, attest that Cynthia Walker, the owner of the above mentioned property, executed this Illinois Transfer on Death Instrument in my presence on the 9/15, 2023. This instrument was executed as a free and voluntary act by the owner. At the time of the execution, I believe the owner to be of sound mind and memory.

WITNESS:

Signed: April Dugal
Printed: April Dugal
Dated: 9-15-23

ADDRESS OF WITNESS:

105 S. Oak Park Ave
Oak Park, IL 60302

STATE OF ILLINOIS)

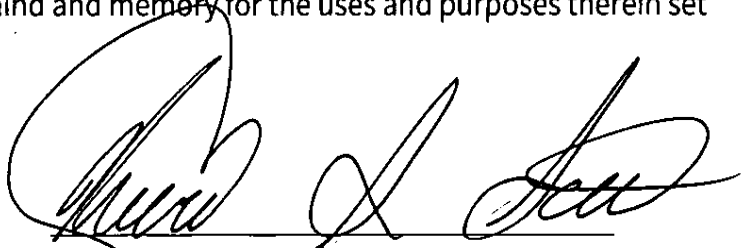
) SS.

COUNTY OF COOK)

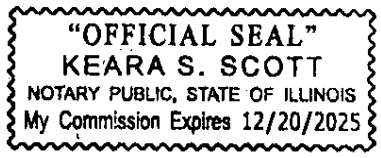
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The undersigned, a notary public in and for the above County and State, HEREBY CERTIFIES THAT Cytha Walker, known to me to be the same person whose name is subscribed as the owner of the residential real estate, appeared before me and the witnesses Nepeli Zayva and April Dugel 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.

9/13/2023
Dated


Notary Public

My commission expires: 12/20/25



This document was prepared by:
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312.341.1070

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