

UNOFFICIAL COPY

PREPARED BY:

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Doc#: 2400913429 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 01/09/2024 02:32 PM Pg: 1 of 2

MAIL TAX BILL TO:

Kathryn M. Drake
1136 S. Belmont Ave.
Arlington Heights, IL 60005

MAIL RECORDED INSTRUMENT TO:

Donald A. Smith, Esq.
241 Golf Mill Prof. Bldg.
Suite 800
Niles, IL 60714

TRANSFER ON DEATH INSTRUMENT

I, KATHRYN M. DRAKE ("Owner"), divorced and not since remarried, of 1136 S. Belmont Ave., Arlington Heights, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property described herein and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That I am the sole owner of the residential real estate described herein ("Property") under a duly recorded Deed dated November 27, 2023 and recorded with the Cook County Recorder of Deeds Office in the County of Cook, State of Illinois on December 15, 2023 as document no 23-4922015 The Property is legally described as:

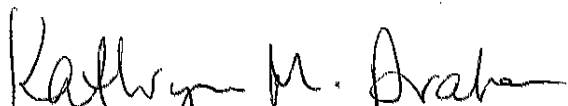
LOT 11 IN BLOCK 6 IN FEUERBORN & KLODE'S ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10 AND PART OF THE NORTHEAST ¼ OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Index Number: 08-10-105-023-0000
Property Address: 1136 S. Belmont Ave., Arlington Heights, IL 60005

That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; and as such, this transfer does not become effective until and at the time of my death.

That upon my death, I hereby convey and transfer the Property in equal shares to my son, TIMOTHY DONALD DRAKE, and my daughter, MEGAN ELIZABETH DRAKE, who survive me. If one of them does not survive me, the deceased child's share shall be transferred and conveyed per stirpes to the descendants of the deceased child, if any who survive me. If a deceased child has no descendants who survive me, then 100% of this property shall be transferred and conveyed to the child who does survive me.

Signed 5 day of January, 2024.


KATHRYN M. DRAKE

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WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by KATHRYN M. DRAKE as her Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at KATHRYN M. DRAKE'S request and in her presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that KATHRYN M. DRAKE executed the transfer on death instrument as her own free and voluntary act. We certify that we believed KATHRYN M. DRAKE to be of sound mind and memory at the time of signing.

Witnesses

Addresses

Cheryl A Smith

residing at 631 Bender St
Des Plaines, IL 60016

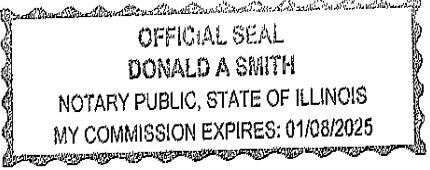
Barry L Mueller

residing at 8250 N Oriole Ave
Niles, IL 60714

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 KATHRYN M. DRAKE and the above named witnesses, CHERYL A SMITH and BARRY L. MUELLER each of whom is either personally known to me or presented satisfactory evidence of identification in the form of a Driver's License or State of Illinois picture identification document or other appropriate identification, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged 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 5th day of July, 2024.



Donald A Smith
Notary Public
My commission expires on July 8, 2025