

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

OWNER'S NAME AND ADDRESS AND TAXES TO:

GREGORY J. DeSTEFANO
2257 Royal Ridge Drive
Northbrook, Illinois 60062

BENEFICIARY'S NAME & ADDRESS:

GREGORY J. DeSTEFANO
REVOCABLE TRUST
2257 Royal Ridge Drive
Northbrook, Illinois 60062



Doc# 2403246046 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/01/2024 03:28 PM PG: 1 OF 7

GREGORY J. DeSTEFANO, a married person, (herein "Owner") is the sole Owner of residential real estate under a duly recorded Quit Claim Deed recorded on August 27, 2018 as Document No. 1823908187, in the deed records office of the County of Cook, State of Illinois.

THIS TRANSFER ON DEATH INSTRUMENT is made this 25 day of JANUARY, 2024, by Owner, of the Village of Northbrook, County of Cook and State of Illinois, being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT 'A'

Permanent Index Number(s): 05-33-312-033-0000 (Parcel 1); 05-33-312-036-0000 (Parcel 2);
05-33-312-038-0000 (Parcel 3-common); and
05-33-312-001-0000 (underlying)

Common Address of Real Estate: 3252 Thayer Street
and 3252 parking
Evanston, Illinois 60201

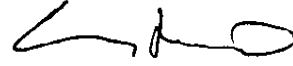
The Owner being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above described residential real estate to:

the TRUSTEE OF THE GREGORY J. DeSTEFANO REVOCABLE TRUST
dated July 8, 2022, as in effect at Owner's death.

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IN WITNESS WHEREOF, the said Owner has hereunto set his hand and seal this 25 day of JANUARY, 2024.



GREGORY J. DeSTEFANO

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as his Transfer on Death Instrument in our presence as his free and voluntary act and that we, at his request and in his 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.



WITNESS SIGNATURE

JOE G. BUSSE

PRINTED NAME

4 PROSPECT RID. LAKE ZURICH, IL 60047

ADDRESS



WITNESS SIGNATURE

LISA U. ROSE

PRINTED NAME

1905 SMITH RD. NORTH HAVEN, CT 06460

ADDRESS

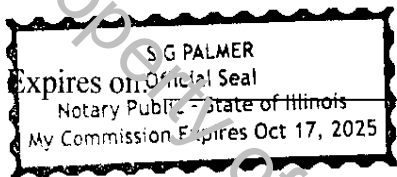
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STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT 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 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 15th day of January, 2024.

My Commission Expires on



[Signature]
Notary Public

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

11/25/24
Date

[Signature]
Authorized Agent

PREPARED BY AND RETURN TO:

Sarah J. Chang, Esq.
Thompson Coburn LLP
55 E. Monroe Street, 37th Floor
Chicago, Illinois 60603

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EXHIBIT "A"

LEGAL DESCRIPTION

PARCEL 1: THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE EAST ALONG THE NORTH LINE OF LOT 21 A DISTANCE OF 33.71 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST A DISTANCE OF 11.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 38 MINUTES 59 SECONDS EAST, 24.74 FEET; THENCE SOUTH 32 DEGREES 11 MINUTES 31 SECONDS WEST, 47.86 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, 24.71 FEET THENCE NORTH 32 DEGREES 15 MINUTES 50 SECONDS EAST, 47.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTH WEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE EAST ALONG THE NORTH LINE OF LOT 21 A DISTANCE OF 86.82 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 02 SECONDS WEST A DISTANCE OF 25.38 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 36 MINUTES 36 SECONDS EAST, 20.04 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 28 SECONDS EAST, 10.28 FEET; THENCE NORTH 89 DEGREES 24 MINUTES 41 SECONDS WEST, 20.04 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 20 SECONDS WEST, 10.35 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PARCEL 3:
ALSO INCLUDING AN UNDIVIDED 33.33% INTEREST IN:

THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPTING THEREFROM: PARCELS 1 THROUGH 6, LEGALS ATTACHED)

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EXCEPTING THEREFROM:

(PARCEL 1 ON THE ORIGINAL PLAT)

THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE EAST ALONG THE NORTH LINE OF LOT 21 A DISTANCE OF 7.02 FEET; THENCE SOUTH 00°00'02" WEST A DISTANCE OF 11.44 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°38'59" EAST, 26.70 FEET; THENCE SOUTH 32°15'50" WEST, 47.72 FEET; THENCE SOUTH 90°00'00" WEST 28.08 FEET; THENCE NORTH 33°45'26" EAST, 48.34 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

(PARCEL 2 ON THE ORIGINAL PLAT)

THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE EAST ALONG THE NORTH LINE OF LOT 21 A DISTANCE OF 33.71 FEET; THENCE SOUTH 00°00'02" WEST A DISTANCE OF 11.27 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°38'59" EAST, 24.77 FEET; THENCE SOUTH 32°11'31" WEST, 47.86 FEET; THENCE SOUTH 90°00'00" WEST 24.71 FEET; THENCE NORTH 32°15'50" EAST, 47.72 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:

(PARCEL 3 ON THE ORIGINAL PLAT)

THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE EAST ALONG THE NORTH LINE OF LOT 21 A DISTANCE OF 58.45 FEET; THENCE SOUTH 00°00'02" WEST A DISTANCE OF 11.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°38'59" EAST, 26.32 FEET; THENCE SOUTH 33°40'18" WEST, 48.86 FEET; THENCE SOUTH 90°00'00" WEST 24.73 FEET; THENCE NORTH 32°11'31" EAST, 47.86 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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ALSO EXCEPTING THEREFROM:
(PARCEL 4 ON THE ORIGINAL PLAT)

THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE EAST ALONG THE NORTH LINE OF LOT 21 A DISTANCE OF 93.85 FEET; THENCE SOUTH 00°00'02" WEST A DISTANCE OF 14.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°40'21" EAST, 19.96 FEET; THENCE SOUTH 00°16'26" EAST, 10.68 FEET; THENCE SOUTH 89°36'36" WEST 20.01 FEET; THENCE NORTH 00°00'39" WEST, 10.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:
(PARCEL 5 ON THE ORIGINAL PLAT)

THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE EAST ALONG THE NORTH LINE OF LOT 21 A DISTANCE OF 93.85 FEET; THENCE SOUTH 00°00'02" WEST A DISTANCE OF 14.64 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°40'21" EAST, 19.96 FEET; THENCE SOUTH 00°16'26" EAST, 10.68 FEET; THENCE SOUTH 89°36'36" WEST 20.01 FEET; THENCE NORTH 00°00'39" WEST, 10.70 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM:
(PARCEL 6 ON THE ORIGINAL PLAT)

THAT PART OF LOT 21 IN ROBERT JORGENSEN'S RESUBDIVISION OF LOTS 3, 4 AND 6 OF KIRCHEN'S SUBDIVISION OF THAT PART EAST OF RIDGE AVENUE OF LOTS 42 IN COUNTY CLERK'S DIVISION OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 21; THENCE EAST ALONG THE NORTH LINE OF LOT 21 A DISTANCE OF 79.90 FEET; THENCE SOUTH 00°00'02" WEST A DISTANCE OF 35.80 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°24'41" EAST, 20.00 FEET; THENCE SOUTH 00°00'35" EAST, 10.66 FEET; THENCE SOUTH 89°31'17" WEST 19.90 FEET; THENCE NORTH 00°31'57" WEST, 10.62 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

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05-33-312-038-0000 (Parcel 3-common); and
05-33-312-001-0000 (underlying)

Common Address of Real Estate: 3252 Thayer Street
and 3252 parking
Evanston, Illinois 60201

Property of Cook County Clerk's Office

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