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TRANSFER ON DEATH INSTRUMENT

Doc#. 2403841023 Fee: \$60.00

Karen A. Yarbrough Cook County Clerk

Date: 02/07/2024 09:35 AM Pg: 1 of 2

Prepared By & Mail to: Theresa A. Berkey Law Office of Theresa A. Berkey 1938 E. Lincoln Hwy. Ste 214 New Lenox, IL 60451

Address of Grantees & Taxpayers: Jeanine M. Brunderman 9915 S. Kenton Ave. Oak Lawn, IL 60453

THE OWNER and GRANTOR, JEANINE CARSON N/K/A JEANINE BRUNDERMAN, hereby transfer on death to Thomas J. Artist, as Grantee Beneficiary, in fee simple, per stirpes, any and all interest in the following described real estate in Cook County, Illinois:

LOT 15 IN OAK HIGHLANDS, A SUPDIVISION OF THAT PART OF LOT 1, IN THE SUBDIVISION OF THE WEST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE EAST HALF OF THE COUTHWEST QUARTER OF SECTION 10, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THE RD PRINCIPAL MERIDIAN, LYING EAST OF THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 10, ACCORDING TO PLAT THEREOF REGISTERED IN DOCUMENT NUMBER 1874242, IN COOK COUNTY, ILLINOIS.

SUBJECT TO: (1) GENERAL REAL ESTATE TAXES FOR THE YEAR 2018 AND SUBSEQUENT YEARS, AND (2), CONDITIONS, COVENANTS, EASEMENTS AND RESTRICTIONS.

This transfer on death deed is revocable. It revokes all prior beneficiary iesignations by this owner for this interest in real property; and does not transfer any ownership until the death of the above-listed owners.

In the event either of the above-listed beneficiaries is not living at the grantors' death, then all interest in the real property shall pass to the surviving Grantee Beneficiary, per stirpes.

Permanent index number:

24-10-314-004-0000

Common Address:

9915 S Kenton Ave., Oak Lawn, IL 60453

Dated this A day of February 2024

eanine Carson N/K/A Jeanine Brunderman

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[SIGNATURES CONTINUED ON NEXT PAGE]

We, whose names are hereto signed as subscribing witnesses, have, at the request of the Grantors, Jeanine Carson N/KA Jeanine Brunderman, witnessed the execution of this Transfer on Death Instrument, and each has signed as subscribing witness in the presence of the Grantors and in the presence of each other, on this the What of February 2024.

STATE OF ILLINOIS

COUNTY OF WILL

WHarclesty \$321 dspencer, \$30100, FL 100451

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY that Jeanine Brunderman and the signing witnesses are personally known to me as the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that they signed, sealed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this day of february

) SS:

__ 2024.

OFFICIAL SEAL RAEANNA M NEUBAUFA

Commission No. 983655
My Commission Expires December 19, 20