

UNOFFICIAL COPY

Doc#: 2404033358 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/09/2024 12:49 PM Pg: 1 of 4

**TRANSFER ON DEATH
INSTRUMENT
(755 ILCS 27/1 ET SEQ.)**

**OWNER(S) NAME, ADDRESS AND
TAXES TO:**

**William J. Gregory
18574 West Point Dr.
Tinley Park, IL 60477**

**THIS TRANSFER ON DEATH INSTRUMENT (TODI) made this 4th day of January, 2024, by William J. Gregory, being of sound mind and disposing memory, do hereby make, declare and publish this TODI stating as follows:
That the above referenced property Owner(s) is/are the SOLE owner(s) of residential real estate under a duly recorded Deed or Instrument recorded 1/15/2004 as Document Number 0401540162, in Cook County, Illinois, and described as follows:**

See Attached Legal Description

**Property Address: 18574 West Point Dr., Tinley Park, IL 60477
Parcel Identification Number: 31-06-214-019-0000**

The Owner(s) being of competent mind and capacity, and waiving and releasing all rights under the Homestead Exemption laws of the State of Illinois, hereby convey(s) and transfer(s), effective on the death of the Owner last to die, the above described residential real estate, to:

Wendy R. Ford, of 43960 Onkalos Corner Rd., Atlantic Mine, MI 49905 (if Wendy R. Ford predeceases William J. Gregory, then her share shall pass to Joseph P. Ford); and

James W. Gregory, of 9734 W. 136th Pl., Cedar Lake, IN 46303 (if James W. Gregory predeceases William J. Gregory, then his share shall pass to Caryn A. Gregory).

Any parties stated herein that shall vest pursuant to the passing of William J. Gregory shall take title as joint tenants with rights of survivorship.

UNOFFICIAL COPY

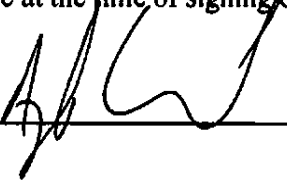
IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set their hand and seal the day and year first above written.

 _____ (Seal)
 _____ (Seal)
 William J. Gregory

*Exempt under the provisions of 35 ILCS 200/31-45, Paragraph e, Illinois Real Estate Transfer Tax Law

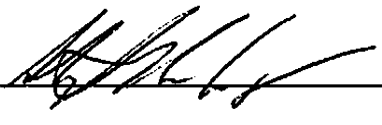
STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as their Transfer on Death Instrument in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

Signed:  _____

Address: 412 JANE AVE _____

City/State/Zip LEMONT, IL 60439 _____

Signed:  _____

Address: 775 FRANKLIN AVE _____

City/State/Zip ROSEMONT, IL, 60446 _____

UNOFFICIAL COPY

STATE OF ILLINOIS)
) ss
 COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT both the Owner(s) and the 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 4
 day of January, 2024

Prepared By/Mail To:

Russell F. Kazda, Attorney
 17112 S. Oak Park Ave
 Tinley Park, IL 60477
 P: (708) 448-5000
 Russ@Kazdalaw.com

Theresa Murillo

 Notary Public



Property of Cook County Clerk's Office

UNOFFICIAL COPY

LEGAL DESCRIPTION

PARCEL 1:

Lot 4 Unit 5 in West Point Meadows Unit 2 being a subdivision of part of the Southwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ and part of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of Fractional Section 6, Township 35 North, Range 13 East of the Third Principal Meridian, lying North of the Indian Boundary Line according to the plat thereof recorded March 24, 2000 as Document No. 00210552, and Certificate of Correction recorded December 13, 2000 as Document No. 00977143, in Cook County, Illinois.

PARCEL 2:

Non-exclusive easement for ingress and egress as created by the Declaration of Easements, Restrictions, and Covenants recorded as Document No. 99940254, as amended from time to time.

Commonly known as: 21574 West Point Drive, Tinley Park, IL 60477
P.I.N.: 31-06-214-019-0000

Property of Cook County Clerk's Office