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**TRANSFER ON DEATH INSTRUMENT
PURSUANT TO § 755 ILCS 27/1 ET SEQ.
(ILLINOIS RESIDENTIAL REAL
PROPERTY TRANSFER ON DEATH
INSTRUMENT)**

Doc# 2404657011 Fee \$41.00

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

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 02/15/2024 11:01 AM PG: 1 OF 3

THE GRANTORS, **Michael J. Stevens and Karen A. Stevens (f/k/a Karen A. Chin)** (as Tenants by the Entirety), husband and wife, located at 6994 N. Tonty Avenue, Chicago, IL 60646 County of Cook, State of Illinois, being of competent mind and capacity and under no undue influence for and in consideration of TEN & 00/100 DOLLARS, and other good and valuable consideration in hand paid, conveys and transfers pursuant to the Illinois Residential Real Property Transfer on Death Instrument Act and effective upon Grantors' death to our children, and the issue of any deceased child, per stirpes and not per capita, **Michael Stevens, William Stevens, and Timothy Stevens**, as tenants in common, located at 6994 N. Tonty Avenue, Chicago, IL 60646; the following described real estate situated in the County of Cook, in the State of Illinois, to wit:

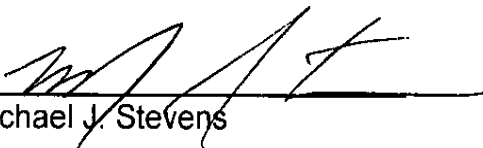
That part of Lot "B" described as follows: Commencing at the most southerly corner thereof; thence North easterly along the South easterly line of said Lot "B" a distance of 70 feet; Thence North westerly along a straight line to most Northerly corner of said Lot "B" thence South westerly along the North westerly line of said Lot "B" a distance of 31.28 feet to most westerly corner of said Lot "B" thence South easterly along the South westerly line of said Lot "B" a distance of 151.82 feet to the point of beginning in Elmore's Wildwood being a subdivision of that part of the northerly 80 acres of the North easterly ½ of Caldwell's Reservation in Townships 40 and 41 North, Range 13, East of the Third Principal Meridian, which lies West of Right of Way Chicago, Milwaukee and St. Paul Railroad Company, all in Cook County, Illinois.


Permanent Index Number: 10-32-206-072

Property Address: 6994 N. Tonty Avenue, Chicago, IL 60646

and upon the death of the Grantors, releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois, if any.

Dated this 4th day of January, 2024.


Michael J. Stevens


Karen A. Stevens (f/k/a Karen A. Chin)

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We hereby certify that the foregoing instrument on the date thereof was signed, executed and declared by **Michael J. Stevens and Karen A. Stevens (f/k/a Karen A. Chin)**, husband and wife, as a transfer on death instrument in our presence, who, at their request and in their presence and in the presence of each other, have subscribed our names below as witnesses thereto, believing **Michael J. Stevens and Karen A. Stevens (f/k/a Karen A. Chin)**, husband and wife at the time of so signing to be of sound mind and memory and under no undue influence.

Witness: *M K S*

Print Name: Megan K Lazar

Address: 2860 N. Oriskany Ave
Chicago, IL 60631


Witness: Patricia M. Bransfield

Print Name: Patricia M. Bransfield

Address: 6314 N. Leroy Ave
Chicago, IL 60646

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DOES HEREBY CERTIFY THAT **Michael J. Stevens and Karen A. Stevens (f/k/a Karen A. Chin)**, husband and wife, personally known to me to be the same persons whose names are subscribed to the foregoing transfer on death instrument, appeared before me this day in person, and acknowledged that they executed the said transfer on death instrument as their free and voluntary act, for the uses and purposes therein set forth, including, upon their death, the release and waiver of the right of homestead.

Given under my hand and official seal, this 4th day of January, 2024
 _____

This instrument is EXEMPT from transfer taxes pursuant to the Real Estate Transfer Tax Act, 35 ILCS 200-31/45(e).

[Signature]
Buyer, Seller or Representative

04 JAN 2024
Dated

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Prepared By:

Dennis V. Composto, Attorney at Law, 7720 W. Touhy Ave., Ste. E, Chicago, IL 60631

Mail To:

Dennis V. Composto, Attorney at Law, 7720 W. Touhy Ave., Ste. E, Chicago, IL 60631

Name and Address of Taxpayer:

Michael and Karen Stevens

6994 N. Tonty Avenue

Chicago, IL 60646

Property of Cook County Clerk's Office