

UNOFFICIAL COPY

Doc#: 2405313176 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/22/2024 11:49 AM Pg: 1 of 3

Prepared By:

2023-712

Robert J. Galgan, Jr.
340 W. Butterfield Rd., Suite 1A
Elmhurst, IL 60126

Mail Recorded Deed To:

Robert J. Galgan Jr.
340 W. Butterfield Rd., #1A
Elmhurst, IL 60126

Mail Tax Bill To:

Patrick Brandt
18838 Cherry Lane
Lansing, IL 60438

For Recorder's Use Only

TRANSFER ON DEATH AFFIDAVIT

GRANTORS, : Patrick Brandt, a single man of 18838 Cherry Lane, in the Village of Lansing County of Cook, State of Illinois being of sound mind and sound memory, do hereby make, declare and publish this Transfer on Death Affidavit after being first duly sworn, depose and declare as follows:

That I am the owner of property pursuant to a duly recorded Quit Claim Deed dated December 28, 2023, January 3, 2024 and recorded on January 18, 2024, as Document Number 2401806230, in the Recorder of Deeds Office in Cook County, in the State of Illinois described as follows:

LOT 120 IN THOMAS TOEPFER'S OAKWOOD ESTATES UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 6, TOWNSHIP 35 NORTH, RANGE 15, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 18838 Cherry Lane, Lansing, IL 60438

PERMANENT INDEX NUMBER: 33-06-203-030-0000

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

That upon the death of the owner(s), the property listed above shall vest in equal shares to Michael Brandt, Kevin Brandt and Steven Brandt per stirpes.

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DATED this 12 day of Feb, 2024

Patrick Brandt

Patrick Brandt

Exempt under provisions of Paragraph E, Section 31-45 of the Real Estate Transfer Tax Act.

L. Galpin 2/12/2024
Date

WITNESSES

The above and foregoing instrument consisting of two (2) typed-written pages, including the witness and acknowledgment pages, was signed, published and declared by the Affiant, Patrick Brandt, as a Transfer on Death Affidavit in the presence of us and thereupon we, at the Affiant's request and in the Affiant's presence and in the presence of each other, have hereunto signed our names as attesting witnesses, believing said Affiant at the time of so subscribing his/her name hereunto to be of sound mind and memory and under no restraint or constraint whatsoever, and that he/she was fully capable of knowingly and understandingly transacting the ordinary business affairs of life and of knowing the natural objects of his/her bounty, on this the 12 day of Feb, 2024

Maria Alvares
Witness Signature

MARIA ALVARES
Print Name

Isabella Kanosa
Witness Signature

IZABELLA KANOSA
Print Name

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STATE OF ILLINOIS)

) SS.

COUNTY OF DUPAGE)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that Patrick Brandt and the above named witnesses, personally known to me to be the same person(s) whose name is/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 12th day of Sept, 2024

Angela M Winker

Notary Public



Cook County Clerk's Office