

UNOFFICIAL COPY

Doc#: 2405733282 Fee: \$60.00
Karen A. Yarbrough
Cook County Clerk
Date: 02/26/2024 04:18 PM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

Owner's Name and Address and Taxes to:

Name: TIMOTHY P. BERGIN
Address: 20735 Grays Reef Court
Address: Frankfort, Illinois 60423

Beneficiary's Name and Address:

Name: TIMOTHY PATRICK BERGIN REVOCABLE TRUST dated 8-10-23
Address: 20735 Grays Reef Court
Address: Frankfort, Illinois 60423

RECORDER'S STAMP

THIS TRANSFER ON DEATH INSTRUMENT made this 22 day of February, 2024, by TIMOTHY P. BERGIN, a married person of the County of Will and State of Illinois (herein "Owner/Owners"), being the Owner of an undivided fifty percent (50%) interest of the following legally-described residential real estate located in Cook County, Illinois:

LOTS 4 TO 8 INCLUSIVE, TOGETHER WITH THE SOUTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING NORTH OF AND ADJACENT TO SAID LOTS; ALSO LOT 12 (EXCEPT THE NORTH 105.40 FEET AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE WEST LINE OF BLOCK 177 WITH THE SOUTH LINE OF SAID VACATED ALLEY; THENCE RUNNING EASTERLY ALONG SAID LINE 61.98 FEET TO THE EASTERLY LINE EXTENDED OF LOT 3 IN BLOCK 177 (THENCE RUNNING NORTHERLY 33 FEET ALONG SAID EASTERLY LINE EXTENDED; THENCE RUNNING WESTERLY PARALLEL TO THE SOUTH LINE OF SAID VACATED ALLEY 57.52 FEET TO THE WEST LINE OF SAID LOT 12 IN BLOCK 177) THENCE RUNNING SOUTH 33.42 FEET ALONG SAID WEST LINE EXTENDED TO THE POINT OF BEGINNING) AND THE NORTH 1/2 OF THE VACATED EAST AND WEST ALLEY LYING SOUTH OF AND ADJOINING SAID LOT ALL IN BLOCK 177, IN CHICAGO HEIGHTS, A SUBDIVISION OF PARTS OF SECTIONS 28 AND 29, TOWNSHIP 35 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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Address: 81 Main Street, Chicago Heights, IL 60411


PIN: 32-29-202-026-0000
32-29-202-028-0000

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 an undivided fifty percent (50%) interest, effective on the death of the Owner in the above-described real estate to:

TIMOTHY PATRICK BERGIN and SHARON MARIE BERGIN,
as Co-Trustees,

under the provisions of a trust agreement known as the TIMOTHY PATRICK BERGIN REVOCABLE TRUST dated August 10, 2023.

IN WITNESS WHEREOF, the said Owner has hereunto set his hand and seal the day and year first above written.



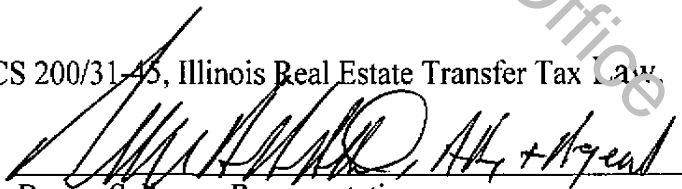
Timothy P. Bergin

AFFIX TRANSFER TAX STAMP

OR

Exempt under provisions of 33 ILCS 200/31-45, Illinois Real Estate Transfer Tax Law

2/22/2024
Date



Buyer, Seller, or Representative

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 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.

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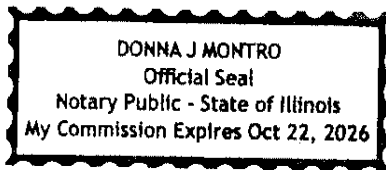
[Signature], residing at 1094 Lombardy Court
 Witness Chesterton, IN 46304
 Address

Paula J. Appel, residing at 1094 Lombardy Ct.
 Witness Chesterton IN 46304
 Address

STATE OF ILLINOIS)
) ss.
 COUNTY OF WILL)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that TIMOTHY P. BERGIN, and witnesses Thomas A. Appel and Paula J. Appel personally known to me to be the same persons whose names are subscribed on 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 22 day of February, 2024.



[Signature]
 Notary Public

PREPARED BY AND RETURN TO:

Name Thomas A. Appel, Attorney at Law
 Address 18311 North Creek Drive, Suite I
 Address Tinley Park, IL 60477