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KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/7/2024 12:00 AM Pg: 1 of 3

TRANSFER ON DEATH INSTRUMENT

OWNERS NAME AND ADDRESS AND

TAXES TO:

Joseph A. Zagone & Eva M. Zagone
7245 W. Ibsen Ave
Chicago, IL 60631

BENEFICIARY'S NAME & ADDRESS

Joseph M. Zagone - 100% Beneficiary
5851 N. Ozanam
Chicago, IL 60631

Nicole M. Zagone 50% Contingent Beneficiary Tara A. Zagone 50% Contingent Beneficiary
5851 N. Ozanam 5851 N. Ozanam
Chicago, IL 60631 Chicago, IL 60631

THIS TRANSFER ON DEATH INSTRUMENT made this 21st day of February, A.D., 2024 by JOSEPH A. ZAGONE and EVA M. ZAGONE, of the City of Chicago, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner(s) of the following legally described residential real estate located in Cook County, Illinois.

See Attached Legal Description

Property Address: 7245 W. Ibsen Ave, Chicago, IL 60631
Pin Number(s) - 09-36-228-005-0000

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:

Joseph M. Zagone - 100% Beneficiary
5851 N. Ozanam
Chicago, IL 60631

Nicole M. Zagone 50% Contingent Beneficiary Tara A. Zagone 50% Contingent Beneficiary
5851 N. Ozanam 5851 N. Ozanam
Chicago, IL 60631 Chicago, IL 60631

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

Joseph A. Zagone (Seal)

JOSEPH A. ZAGONE (Owner's Name)

Eva M. Zagone (Seal)

EVA M. ZAGONE (Owner's Name)

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STATE OF ILLINOIS)
)
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 his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their 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(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

Madi Bardea (Witness name and address)

700 Busse Hwy, Park Ridge, IL 60068

[Signature] (Witness name and address)

700 Busse Hwy, Park Ridge, IL 60068

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 Joseph A. Zagone and Eva M. Zagone Owner(s) and witnesses personally known to me to be the same person(s) whose name(s) are subscribed 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.

[Signature]

GIVEN UNDER my hand and notarial seal this day of Feb, 21st, 2024

[Signature]
OFFICIAL SEAL
Notary Public
FRANK M HOWARD
NOTARY PUBLIC, STATE OF ILLINOIS
My commission expires 11/15/24

PREPARED BY and
RETURN TO:

FRANK M. HOWARD
700 Busse Highway
Park Ridge, IL 60068
Atty. #12742

EXEMPT UNDER PROVISION OF PARAGRAPH
SECTION 31-45, REAL ESTATE TRANSFER TAX ACT

2/21/2024
Date

[Signature]
Buyer, Seller or Representative

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EAST 16 FEET OF LOT 60, WEST 17 FEET OF LOT 59 IN H.H. BARBOUR'S HARLEM AVENUE GARDENS, BEING A SUBDIVISION OF LOT 2 IN THE CIRCUIT COURT PARTITION OF THE 50 RODS SOUTH OF THE ADJOINING THE NORTH 60 RODS (EXCEPT THE WEST 80 RODS THEREOF) AND THE EAST ½ OF THE SOUTH 50 RODS, OF THE NORTH EAST OF SECTION 36, TOWN 41 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ADDRESS: 7245 IBSEN AVE., CHICAGO, IL 60631

PIN: 09-36-228-000-0000

Property of Cook County Clerk's Office