

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

OWNER NAME AND ADDRESS AND

TAXES TO:

PAMELA GARDNER
819 DUNLOP AVE.
FOREST PARK, IL 60130



Doc# 2407308050 Fee \$41.00

ILRHSP FEE:\$18.00 RPRF FEE:\$0.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

DATE: 3/13/2024 3:42 PM

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BENEFICIARYS' NAMES & ADDRESSES:

KENTREEN M. GARDNER
819 DUNLOP AVE.
FOREST PARK, IL 60130

KENNY M. GARDNER
819 DUNLOP AVE.
FOREST PARK, IL 60130

THIS TRANSFER ON DEATH INSTRUMENT made this 13 day of March, 2024, by Pamela Gardner, a single woman, of the Village of Forest Park, County of Cook, and State of Illinois, Pamela Gardner being the sole Owner of the following legally described residential real estate located in Cook County, Illinois.

Legal Description –

PARCEL 1: LOT 3 IN TRIA HOMEOWNERS ASSOCIATION RESUBDIVISION OF BLOCK "A" IN DUNLOP'S ADDITION TO OAK PARK, A SUBDIVISION OF THE WEST ½ OF THE SOUTHEAST ¼ AND THAT PART OF THE EAST ¼ OF THE SOUTHWEST ¼ LYING EAST OF DESPLAINES AVENUE OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID RESUBDIVISION RECORDED OCTOBER 29, 2003 AS DOCUMENT #0330231116, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS SET FORTH IN THE PLAT OF SUBDIVISION RECORDED OCTOBER 29, 2003 AS DOCUMENT #0330231116 AND ATTACHED AS EXHIBIT "A" TO THE DECLARATION RECORDED DECEMBER 10, 2003 AS DOCUMENT #0334419017, IN COOK COUNTY, ILLINOIS.

Property Address: 819 Dunlop Ave., Forest Park, Illinois 60130

Parcel Identification Numbers: 15-13-301-004-0000

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Owner, being of sound mind and memory, hereby revokes all prior transfer on death instruments for the above described residential real estate, and conveys and transfers, effective on the death of the Owner, free of any claim of homestead exemption under the laws of the State of Illinois, the above-described residential real estate to the following Designated Beneficiaries:

Beneficiary Designation – To KENTREEN M. GARDNER and KENNY M. GARDNER, as JOINT TENANTS with RIGHT OF SURVIVORSHIP, upon the death of the Owner.

IN WITNESS WHEREOF, the said Owner has executed this Transfer on Death Instrument on date first above written.

Pamela Gardner (Seal)
Pamela Gardner

Exempt from real estate transfer tax under 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 as her Transfer on Death Instrument in our presence and that we, at her request and in her 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 executed the Transfer on Death Instrument as her own free and voluntary act, and that at the time of the execution we believed the Owner to be of sound mind and memory.

Demetrius McGee
Witness
Printed Name: *Demetrius McGee*
Address: *336 Lathrop #401
Forest Park, IL 60130*

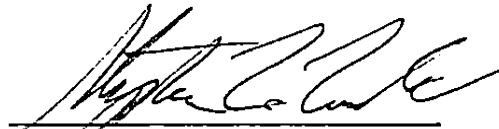
David Ashamalla
Witness
Printed Name: *David Ashamalla*
Address: *336 Lathrop Ave. sk. 101
Forest Park, IL 60130*

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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 Owner and 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 12th day of March, 2024.



Notary Public

My commission expires: 10/9/2027

PREPARED BY AND RETURN TO:
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