

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2407424058 Fee: \$59.00

KAREN A. YARBROUGH

COOK COUNTY CLERK'S OFFICE

Date 3/14/2024 9:41 AM Pg: 1 of 2

Prepared By:

Cross Town Legal
Kathleen Creswell Cunningham
19201 S LaGrange Road, Ste 205
Mokena, Illinois 60448

Mail Tax Bill To:

Mary Donna Dwyer
18204 Murphy Circle
Tinley Park IL 60487

Return to: Cross Town Legal

Kathleen Creswell Cunningham
19201 S LaGrange Road, Ste 205
Mokena, Illinois 60448

This Transfer on Death Instrument made on February 15, 2024, by MARY DONNA DWYER, a widow, of 18204 Murphy Circle, Tinley Park, IL 60487, hereinafter referred to as "Owner(s)", being the SOLE Owner(s) of the residential real estate under a duly recorded Warranty Deed, recorded June 24, 2002, as document 0020698455, in the County of Cook, State of Illinois. The residential real estate is legally described as follows:

Unit Number 18204 in Heritage Club Condominium, as delineated on a survey of the following described real estate: Various lots in Heritage Club Villas, being a Subdivision of the South 654.000 feet of the South ½ of the West ¾ of the East ½ of the Southwest ¼ of Section 34, Township 36 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois: which survey is attached as Exhibit "B" to the Declaration recorded July 9, 2001, as Document number 0010601588, as amended from time to time, together with its undivided percentage interest in the common elements.

Permanent Index Number(s): 27-34-306-013-1044

Property Address: 18204 Murphy Circle, Tinley Park, IL 60487

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, conveys and transfers (effective on the death of the Owner last to die) the above-described residential real estate to the following Beneficiary(s):

**Beneficiary(s): ROBERT THOMAS DWYER II of 3005 PROVIDENCE, BLOOMINGTON, IL 61704
and RODNEY ALAN DWYER of 2503 ASHLEY AVENUE, SCHERERVILLE, IN 46395, Per Stirpes**

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

Mary Donna Dwyer
MARY DONNA DWYER

STATE OF ILLINOIS
COUNTY OF WILL

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 the Owner's Transfer on Death Instrument in our presence and that we, at the Owner's request and in the Owner's 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) signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner(s) was/were of sound mind and memory at the time of signing.

Amanda Lovance
(Signature of Witness)

Amanda Lovance
14201 S. Lohrman Rd. # 205, Mokena, IL 60448 (Name and Address of Witness)

Tammie Steele
(Signature of Witness)

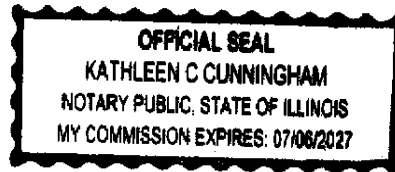
Tammie Steele
14201 S. Lohrman Rd #205, Mokena IL 60448 (Name and Address of Witness)

STATE OF ILLINOIS
COUNTY OF WILL

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owner(s) 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 official seal, this 15 day of February, 2024.

Kathleen C Cunningham
(Notary Public)



Exempt under the provisions of Paragraph E, Section 31-45, Property Tax Code

Date: 2/15/24 Representative: [Signature]