

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

Doc#: 2410124254 Fee: \$59.00
KAREN A. YARBROUGH
COOK COUNTY CLERK'S OFFICE
Date 4/10/2024 12:27 PM Pg: 1 of 2

This Transfer on Death Instrument made on April 5, 2024, by Edward J. Prendergast (Name of Owner or Owners, hereafter "Owner"), of the City of Chicago, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

Legal description: LOT 17 IN BLOCK 1 IN THE SUBDIVISION OF THE NORTHEAST ¼ OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS


Property Address: 10344 S. Leavitt, Chicago, IL 60643
Permanent Index Number(s): 25-18-103-021-0000

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner last to die) the above-described residential real estate to the following Beneficiary(s):

Beneficiaries (Names and Addresses):

1. One-third (1/3) to my wife's niece, Linda Herz, of 99 W. 6th Street, Manteno, IL 60950,
2. One-third (1/3) to my cousin, Rita Cervantes, of 724 S. Wilmette Ave., Westmont, IL 60559
3. One-third (1/3) to my stepson, Richard S. Avalos, of 19322 Tramore Lane, Mokena, IL 60448

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


Edward J. Prendergast

THIS INSTRUMENT HAS BEEN SENT FOR RECORDING
BY PRAIRIE TITLE AS AN ACCOMMODATION ONLY.
IT HAS NOT BEEN EXAMINED AS TO ITS EXECUTION
OR AS TO THE EFFECT UPON TITLE.

UNOFFICIAL COPY

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 Edward J. Prendergast as his 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 signed this Transfer on Death Instrument as his own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

Amie M. Stark
(Signature of Witness)

Printed Name: AMIE M. STARK
Address: 10001 S. Roberts Road, Palos Hills, IL 60465

Samanna Corio
(Signature of Witness)

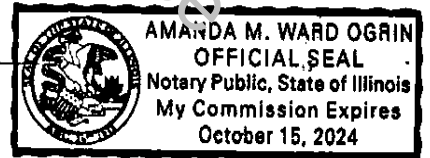
Printed Name: SAMANNA CORIO
Address: 10001 S. Roberts Road, Palos Hills, IL 60465

STATE OF ILLINOIS)
)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Edward J. Prendergast (Owner) and AMIE M. STARK and SAMANNA CORIO (Witnesses) personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she signed, sealed, and delivered the said instrument as his/her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and official seal, this date: April 5, 2024

Amanda M. Ward Ogrin (Notary Public)



Prepared by and after recording mail to: Griffin & Gallagher, LLC, Amy Ward Ogrin, 10001 S. Roberts Rd., Palos Hills, IL 60465

Owners Name and Address: Edward J. Prendergast, 10344 S. Leavitt, Chicago, IL 60643

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