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TRANSFER ON DEATH INSTRUMENT

Pursuant to 755 ILCS 27/1 et. seq.

Doc#: 2412014513 Fee: \$59.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

Date 4/29/2024 3:13 PM Pg: 1 of 3

Record and Mail To:
JRQ & Associates, LLC
141 W. Jackson Blvd Ste 2720
Chicago IL 60604

THIS TRANSFER ON DEATH INSTRUMENT made this 22nd day of April, 2024 by Irvin Matthews of Cook, State of Illinois (herein "Owner/Owners") being the sole living owner of the legally described residential real estate located in Cook County, Illinois:

[SEE LEGAL DESCRIPTION ATTACHED AS EXHIBIT "A"]

PERMENANT INDEX NUMBERS: 07-21-100-012-1328

ADDRESS OF REAL ESTATE: 1033 Tolley Ct., Schaumburg, IL 60194

The Owners being of competent mind and capacity, and waiving and releasing all rights under homestead exemption laws of the State of Illinois, hereby convey and transfer, effective on the death of the Owner last to die, the above-described real estate to:

PATRICIA MADDEN, individually.

IN WITNESS WHEREOF, the said Owners have hereunto set their hands and seals the day and year first above written.

DATED this 23 day of April, 2024

Irvin Matthews (Seal)
Irvin Matthews

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owners as their Transfer on Death Instrument in our presence and that we, at their request and in 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 Owners were at the time of signing of sound mind and memory, and under no undue influence.

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[Signature]
CHRISTOPHER S. JORDAN
5657 N Magnolia Ave.
Chicago IL 60660

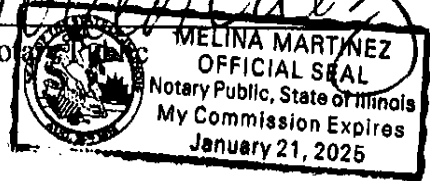
[Signature]
CARLOS QUICHIZ
729 W Waveland Ave
Chicago IL 60613

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK ,

The undersigned, a notary public in and for the above county and state, certifies that Irvin Matthews, known to me to be the same person whose name is subscribed as Owners to the foregoing Transfer on Death Instrument, appeared before me and the witnesses Christopher S. Jordan and Carlos Quichiz in person and acknowledged signing and delivering the instrument as the free and voluntary act of the testator for the uses and purposes therein set forth.

Given under my hand and official seal this 23 day of April, 2024.

Commission expires: January 21, 2025



THIS TRANSACTION IS EXEMPT UNDER THE PROVISIONS OF PARAGRAPH 3. SECTION 4. REAL ESTATE TRANSFER ACT. EXEMPT UNDER PARAGRAPH E.

[Signature] 4/23/24
Buyer, Seller or Agent DATE

This instrument was prepared by:
Christopher S Jordan
JRQ & Associates, LLC
141 W Jackson Blvd, Suite 2720
Chicago, IL 60604

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EXHIBIT "A"

LEGAL DESCRIPTION

UNIT # 1574 AS DELINEATED ON PLAT OF SURVEY OF THE PART OF LOTS 1, 2, AND 3 IN WEATHERSFIELD LAKE QUADRO HOMES. BEING A SUBDIVISION IN THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS, WHICH SURVEY IS ATTACHED AS EXHIBIT "A" TO THAT CERTAIN DECLARATION ESTABLISHING A PLAN OF CONDOMINIUM OWNERSHIP, MADE BY CAMPANELLI, INC. AS GRANTOR AND RECORDED IN THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS ON JANUARY 30, 1973 AS DOCUMENT NO. 22-20-3942, TOGETHER WITH A PERCENTAGE OF THE COMMON ELEMENTS APPURTENANT TO SAID UNIT ASSET FOR THEIR SAID DECLARATION AS AMENDED FROM TIME TO TIME, WHICH PERCENTAGE SHALL AUTOMATICALLY CHANGE IN ACCORDANCE WITH AMENDED DECLARATIONS AS SAME ARE FILED OF RECORD PURSUANT TO SAID DECLARATION, AND TOGETHER WITH ADDITIONAL COMMON ELEMENTS IN SUCH AMENDED DECLARATIONS, WHICH PERCENTAGE SHALL (EXCEPTING FROM SAID PARCEL ALL THE PROPERTY AND SPACE COMPRISING ALL THE UNITS THEREOF AS DEFINED AND SET FORTH IN SAID DECLARATION AND SURVEY) AUTOMATICALLY BE DEEMED TO BE CONVEYED EFFECTIVE ON THE RECORDING OF EACH SUCH AMENDED DECLARATION AS THOUGH CONVEYED HEREBY.