



Doc# 2413418304 Fee \$41.00  
ILRHSP FEE:\$18.00 RPRF FEE:\$0.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
DATE: 5/13/2024 4:06 PM  
PAGE: 1 OF 2

RETURN TO AND MAIL TAX BILL TO:

Lucas Byrl Felkey  
610 Thomsen  
Dillon, Montana 59725

PREPARED BY:

Lucas Byrl Felkey  
610 Thomsen  
Dillon, Montana 59725

Transfer on Death Instrument

(755 Ill. Comp. Stat. § 27/1 and following)

THIS TRANSFER ON DEATH INSTRUMENT made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Lucas Byrl Felkey, who resides at 610 Thomsen, Dillon, Montana 59725 (herein "Owner"), being the sole Owner of the following legally described property located in Cook County, Illinois:

UNIT NUMBERS 101 AND P-10 TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS IN WHEEL WORKS CONDOMINIUM, AS DELINEATED AND DEFINED IN THE DECLARATION RECORDED AS DOCUMENT NUMBER 85175306, AS AMENDED FROM TIME TO TIME, IN SECTION 29, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Property Identification Number (PIN): 14-29-314-048-1001

Property Address: 2510 N Wayne Ave. Apt 101, and spot P-10, Chicago, IL 60614

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above-described property to the following beneficiary:

Debra Sue Felkey

If no beneficiary survives the Owner, then the real estate shall be transferred to the following contingent beneficiaries in equal shares, as tenants in common:

Amanda Jean Felkey

Jack Raymond Felkey

In the event that a contingent beneficiary predeceases the Owner, then the transfer of the property to such contingent beneficiary is null and void, and the property shall be transferred to the other contingent beneficiary. If no contingent beneficiary survives the Owner, then the transfer to the deceased contingent beneficiaries is null and void, and the property becomes part of the estate of the Owner.

Signature: Lucas Byrl Felkey  
Lucas Byrl Felkey

Date: 5/10/2024

Exempt under provisions of 33 Ill. Comp. Stat. § 200/31-45, paragraph e, Illinois Real Estate Transfer Tax Law.

S Y  
P 2  
S 1  
SCY Y  
INT 2024

**UNOFFICIAL COPY**

We attest: (i) that on the date hereof the Owner executed the Transfer on Death Instrument in our presence; (ii) that the Owner's execution was the Owner's own free and voluntary act; and (iii) that at the time of the execution, we believed the Owner to be of sound mind and memory.

Signature of Witness: Diana L Wese Printed Name: Diana L Wis

Address: 911 Washington Rd Kenosha WI

Signature of Witness: Danielle Sirocki Printed Name: Danielle Sirocki<sup>53142</sup>

Address: 4623-75th St Kenosha, WI 53142

State of Wisconsin )  
County of Kenosha ) ss.

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that the Owner and witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me on the below date and signed, sealed and delivered the foregoing instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated 05/10/2024

Signature of notary: Taylor Moberg  
Print notary name: Taylor Moberg

[Stamp]

**Taylor Moberg  
Notary Public  
State of Wisconsin**

PROPERTY OF COOK COUNTY CLERK'S OFFICE