

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT (Under 755 ILCS 27)



Doc# 2413429215 Fee \$41.00
ILRHSP FEE:\$18.00 RPRF FEE:\$0.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 5/13/2024 3:44 PM
PAGE: 1 OF 2

This Transfer on Death Instrument is made by **Marcia Matejka**, divorced and not remarried, being the owner of the following described parcel(s) of residential real property, and the improvements and appurtenances thereto, in the Village of Oak Lawn, County of Cook, State of Illinois.

Legal Description:

LOT 1 IN THE RESUBDIVISION IN KASSON'S RESUBDIVISION OF LOT 7 (EXCEPT THE SOUTH 60 FEET AND EXCEPT THE NORTH 66 FEET THEREOF) IN C.N. LOUCK'S ADDITION TO OAK LAWN GARDENS, A SUBDIVISION IN THE EAST 1/2 OF THE EAST 1/2 OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly Known As: 9038 S. 49th Court, Oak Lawn, IL 60453
Permanent Index Number: 24-04-208-025-0000

The owner, being of sound mind and memory, and as a free and voluntary act, hereby revokes any and all prior transfer on death instruments for the above described residential real property, 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 property as follows:

An undivided one-fourth interest each to owner's children, Tracy Hill, Tiffany Hill, Angela Matejka and Ashley Matejka, as Tenants in Common. In the event that any child predeceases the owner, said child's interest shall vest in equal shares in the owner's surviving children.

If any interest in the above described residential real property becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his or her legal guardian, if any, otherwise to a parent as custodian under the Illinois Uniform Transfer to Minors Act. This transfer is subject to any taxes due, as well as all liens, encumbrances, or other restrictions in place at the time of the owner's death.

All terms, pronouns and any variations thereof within this instrument shall be deemed to refer to the masculine, feminine, neuter, singular or plural, as the identity of the person or entity may require.

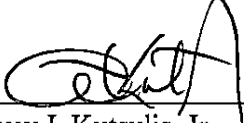
IN WITNESS WHEREOF, the said owner has signed and sealed this Transfer on Death Instrument this 11th day of April, 2024.

Marcia Matejka, Owner


S Y
P 2
S 1
SC Y
INT 21

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We, the undersigned witnesses, hereby certify that the above transfer on death instrument was, on the date thereof, signed and declared by the owner in our presence as the owner's Transfer On Death Instrument 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 executed the instrument as a free and voluntary act and was of sound mind and memory at the time of signing.



Andrew J. Kutsulis, Jr.
9631 W. 153rd Street
Orland Park, IL 60462

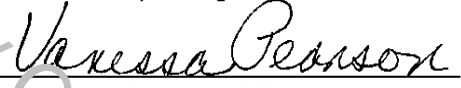


Linda Mastey
9631 W. 153rd Street
Orland Park, IL 60462

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

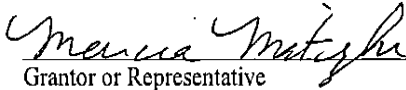
I, the undersigned, a notary public in and for said county in the state aforesaid, do hereby certify that the owner and witnesses presented satisfactory identification or are personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that the owner signed, sealed and delivered said instrument as a free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

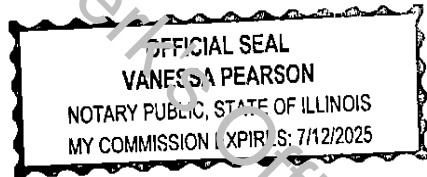
Subscribed and sworn to before me
this 11th day of April, 2024.



Notary Public

Exempt under the provisions of Paragraph e, Section 31-45 of the Illinois Real Estate Transfer Act.

4/11/2024 
Date Grantor or Representative



This document was prepared by:
Schussler & Kutsulis, Ltd.
Andrew J. Kutsulis, Jr
9631 West 153rd Street, Suite 35
Orland Park, IL 60462

After recording return to:
Schussler & Kutsulis, Ltd.
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