

# UNOFFICIAL COPY



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Doc# 2417788829 Fee \$41.00

ILRHSP FEE:\$18.00 RPRF FEE:\$0.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 6/25/2024 2:22 PM

PAGE: 1 OF 3

## TRANSFER ON DEATH INSTRUMENT

THE GRANTORS, GERALD A. PETERSON and MONICA D. PETERSON, a married couple, whose address is 16920 Kedzie Avenue, Hazel Crest, IL 60429, (hereinafter "Owners" or "Grantors"), being of sound mind and memory,

For and in consideration of the sum of One Dollar and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby revoke all prior transfer on death instruments, and hereby convey and transfer to, in fee simple, upon the death of the Grantors, to the following Designated Beneficiary:

GWENDOLYN R. MESSMAN, whose address is 4101 Fox Creek Court, Danville, CA 94506;

effective on the death of the Grantors, the following described real estate, to-wit:

Land in the County of Cook, State of Illinois, more fully described as:

The North 165 feet of South 660 feet of East 1/2 of the North East 1/4 of Section 26, Township 36 North, Range 13 East of the Third Principal Meridian (except West 990 feet thereof) except the following: Commencing at North East Corner of North 165 feet of South 660 feet of East 1/2 of North East 1/4 of Section 26, Township 36 North, Range 13 East of the Third Principal Meridian; Thence West 33 feet for a place of beginning, thence continuing West along North line of North 165 feet of South 660 feet of East 1/2 of North East 1/4 of Section 26, a distance of 42.49 feet; thence Southeasterly to a point in South Line of North 165 feet of South 660 feet of East 1/2 of North East 1/4 of Section 26, said point being 60.73 feet West of East line of Section 26; thence East along said South line of North 165 feet of South 660 feet of East 1/2 of North East 1/4 of Section 26, a distance of 27.73 feet thence North along a line being 33 feet West of and parallel to East line of Section 26, to place of beginning, in Cook County, Illinois.

provided, however, that if the Designated Beneficiary shall predecease the Grantors, then the Designated Beneficiary's share shall be conveyed and transferred to the Designated Beneficiary's then living descendants, *per stirpes*,

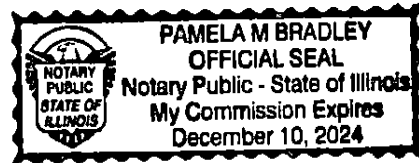
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STATE OF ILLINOIS  
COUNTY OF Cook

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEEREBY CERTIFY THAT Owners, GERALD A. PETERSON and MONICA D. PETERSON, 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.

*Pamela Bradley*  
NOTARY PUBLIC  
STATE OF ILLINOIS  
COUNTY OF COOK  
My commission expires: Dec 10, 2024

Instrument drafted by  
Timothy A. Miller #6198854  
UAW-FCA-Ford-GM Legal Services Plan  
130 S. State Street, Suite 310A, Belvidere, IL 61008  
(815) 544-2525



Permanent Real Estate Index Number: 28-26-201-017-0000

Recording Fee: \$

Transfer Tax: Exempt

Return this document to, and send future taxes to:  
GERALD A. PETERSON and MONICA D. PETERSON  
16920 Kedzie Avenue, Hazel Crest, IL 60429

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More commonly known as 16920 Kedzie Avenue, Hazel Crest, IL 60429

subject to easements and use restrictions and zoning ordinances of record, if any.

**Exempt under provision of Paragraph (e), Section 31-45 of Real Estate Transfer Tax Law (35 ILCS 200/31-45(e)).**

Situated in Cook County, Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

Permanent Real Estate Index Number: 28-26-201-017-0000

Dated: 6-24-2024

Gerald A. Peterson  
GERALD A. PETERSON

Monica D. Peterson  
MONICA D. PETERSON

STATE OF ILLINOIS  
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 Owners GERALD A. PETERSON and MONICA D. PETERSON, 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 executed the Transfer on Death Instrument as their own free and voluntary act, and that at the time of the execution we believed the Owners to be of sound mind and memory.

Glenda Wiggins  
WITNESS Glenda Wiggins  
Printed Name:  
Address: 18015 THOMAS  
COUNTRY CLUB HILLS, IL 60478

Ernst Rinderkuecht  
WITNESS  
Printed Name: ERNST RINDERKUECHT  
Address: 812 Bauer Dr  
San Carlos, CA 94070