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TRANSFER ON DEATH INSTRUMENT

Doc#: 2417802211 Fee: \$59.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 6/26/2024 12:45 PM Pg: 1 of 4

(The space above for Recorder's use only.)

THE Transferor, **BURKE L. NEISIG**, owner of the entirety in fee simple, upon her death, transfers, in five shares of equal value to the Transferees, **HEATHER B. LAVIGNE, JENNIFER M. LAVIGNE, EDWIN W. LAVIGNE III, ELEANOR BODWIN** and **JONAH LAVINE** as tenants-in-common, all of the tract or parcel of land, lying and being in the County of Cook, State of Illinois and legally described below.

Should any of the Transferees predecease the Transferor, the share designated for the deceased Transferee shall be distributed to that deceased Transferee's descendants. If the deceased Transferee dies without issue, then the share designated for the deceased Transferee shall be distributed to the surviving Transferee/s. If no Transferee survives the Transferor the property shall revert to the Transferor's Estate.

The Transferees receive the property herein transferred subject to all conveyances, encumbrances, assignments, contracts, options, mortgages, liens, and any other interests to which the property is subject at the owner's death, without covenant or warranty of title.

The Transferor declares that, upon her death, as attested to by execution of this instrument, the estate releases and waives all rights and claims to the subject property.

PROPERTY DESCRIPTION:

SEE ATTACHED

Street address: 10840 S. Troy Street, Chicago, Cook County, Illinois 60655

Real estate index number(s): 24-13-304-039-0000

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The Transferor, Burke L. Neisig, has directed the execution of this Transfer on Death Instrument on June 20, 2024.

Burke L. Neisig
Burke L. Neisig

Michelle J. Ah...
Witness # 1 Signature

residing at 2550 CLAWFORD AVE, # 21

Michelle J. Ah...
Printed Name

Worston, IL 60201

Cynthia A. Doucet
Witness # 2 Signature

residing at 2550 CLAWFORD AVE, # 21

Cynthia A. Doucet
Printed Name

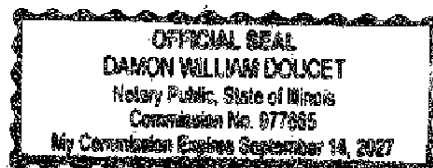
Worston, IL 60201

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I am a notary public for the County and State above. I certify that Burke L. Neisig, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me on the date below and acknowledged directing the execution of this instrument as a free and voluntary act, for the uses and purposes therein set forth.

Dated: June 20, 2024

[Signature]
Notary Public



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Exempted under real estate Transfer Tax Act Section 4, paragraph E and Cook County Ordinance 95104, paragraph E.



Damon W. Doucet, Attorney

Transferor: Burke L. Neisig
10840 S. Troy Street
Chicago, Illinois 60655

Future tax bills shall continue to be sent to the Transferor at the address above until Notice of Death of the Transferor and Acceptance by the Transferees has been properly recorded and then to the Transferees.

This instrument was prepared without benefit of title examination. No warranty or guaranty of any kind whatsoever is made by its preparer as to the state of the title of the premises that is described in this instrument.

This instrument was prepared by
Damon W. Doucet, Attorney at Law, Ltd.
3223 Lake Ave, Unit 15C #323
Wilmette, Illinois 60091
8478-868-3677

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LEGAL DESCRIPTION

THE SOUTH 20 FEET OF LOT 17 AND THE NORTH 10 FEET OF LOT 18, IN BLOCK 5 IN GREENWOOD PARK, A SUBDIVISION OF THE NORTHWEST 1/4 (EXCEPT THE CHICAGO AND GRAND TRUNK RAILROAD RIGHT OF WAY) OF SECTION 13, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNT, ILLINOIS.

10840 TROY STREET, CHICAGO, ILLINOIS 60655

P.I.N. – 24-13-304-039-0000

Property of Cook County Clerk's Office