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PREPARED BY:

**Matthew Brady
Attorney at Law
5576 N. Elston Ave.
Chicago, IL 60630-1345**

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CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
Date 7/18/2024 2:16 PM Pg: 1 of 5

MAIL TO:

**Matthew Brady
Attorney at Law
5576 N. Elston Ave.
Chicago, IL 60630-1345**

SEND SUBSEQUENT TAX BILLS TO:

**Robert J. Fuggiti
4842 W. Catalpa Ave.
Chicago, IL 60630-1544**

TRANSFER ON DEATH INSTRUMENT

(Illinois Real Property Transfer on Death Instrument Act 755 ILCS 27/1)

THE GRANTORS/OWNERS, Robert J. Fuggiti and Linda S. Fuggiti, husband and wife, of 4842 W. Catalpa Ave. Chicago, IL 60630-1544, being over 18 years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind, and otherwise having the capacity to do so, hereby revoke all prior Transfer on Death Instruments pertaining to the real estate legally described below in Exhibit "A" ("the Realty") and make this Transfer on Death Instrument on this 17th day of July 2024 so that, upon both our deaths, all right, title, and interest in the Realty, located in Cook County Illinois, shall pass in equal shares to the following two Designated Beneficiaries, our children, as Tenants in Common, per stirpes:

Jason E. Fuggiti
2144 Brayton Place
Plainfield, IL 60586-5942

Vanessa V. Hernandez
5110 N. Neenan Ave.
Chicago, IL 60656-3729

See Exhibit "A" Attached Hereto and Incorporated Herein

SUBJECT TO: Covenants, conditions, and restrictions of record, and building lines and easements; general real estate taxes for the year 2024 and subsequent years.

**Common Address: 4842 W. Catalpa Ave. Chicago, IL 60630-1544
PIN no. 13-09-207-011-0000**

THE GRANTORS/OWNERS HEREBY RELEASE AND WAIVE ALL RIGHTS UNDER AND BY VIRTUE OF THE HOMESTEAD EXEMPTION LAWS OF THE STATE OF ILLINOIS

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If a Designated Beneficiary predeceases the GRANTORS/OWNERS, or disclaims his or her share of the residential real estate within ninety (90) days of the date of the GRANTORS/OWNERS' deaths, then the share of the real estate that the Designated Beneficiary would have received shall be transferred to that Designated Beneficiary's then living descendants, if any, *per stirpes*, as provided below, or if none, then to the remaining Designated Beneficiary.

For purposes of this instrument, whenever a portion or all of the above-described residential real estate is directed to be conveyed and transferred to the then living descendants, *per stirpes*, of a Designated Beneficiary, such portion or all of the residential real estate shall be divided into as many equal shares as are necessary to create one share for each living child of such person and to create one share collectively for the then living descendants of each child of such person who is then deceased, leaving one or more descendants then living. Each share so created for a living child shall be conveyed and transferred to such child. Each share so created for the descendants of a deceased child shall be conveyed and transferred *per stirpes* to such descendants.

If any interest in the above-described residential real estate becomes transferable to a person who is a minor, the transfer shall be made for the benefit of that person to his legal guardian, if any, otherwise to a parent, if living, or if none living, then to his or her nearest living adult kindred who is also a beneficiary hereunder, or if none, then to the person's nearest living adult kindred as custodian for the minor under the Illinois Uniform Transfers to Minors Act until the age of 21.

Dated this 17th day of July 2024

Robert J. Fuggiti (Seal)
Robert J. Fuggiti

Linda S. Fuggiti (Seal)
Linda S. Fuggiti

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On the date last above written, we saw GRANTORS/OWNERS, Robert J. Fuggiti and Linda S. Fuggiti, husband and wife, sign in our presence and hearing the foregoing instrument at its end. They then declared it to be their Transfer on Death Instrument pertaining to the realty located at 4842 W. Catalpa Ave. Chicago, IL 60630-1544, legally described below in Exhibit "A", and requested us to act as witnesses to it. We then, in their presence and hearing, in the presence and hearing of each other, and in the presence and hearing of the undersigned notary, signed our names as attesting witnesses, believing GRANTORS/OWNERS, Robert J. Fuggiti and Linda S. Fuggiti, at all times herein mentioned, to be over eighteen years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind. In addition, each witness states that he or she is over eighteen years of age and mentally competent.

Michael R. Brady
Michael R. Brady

Residing at: 5265 N. La Crosse Ave.
Chicago, IL 60630-1603

Ellen L. Brady
Ellen L. Brady

Residing at: 5265 N. La Crosse Ave.
Chicago, IL 60630-1603

Exempt under the provisions of Paragraph (e) of Section 31-45 of the Real Estate Transfer Tax Law

Robert J. Fuggiti
Robert J. Fuggiti,
Linda S. Fuggiti, or
Agent

Dated: July 17, 2024

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State of Illinois) ss.
County of Cook)

AFFIDAVIT

Robert J. Fuggiti, Linda S. Fuggiti, Michael R. Brady, and Ellen L. Brady GRANTORS/OWNERS and Witnesses, respectively, whose names are signed to the foregoing Transfer on Death Instrument, being first duly sworn, do hereby declare to the undersigned authority that Robert J. Fuggiti and Linda S. Fuggiti signed and executed the foregoing instrument as their Transfer on Death Instrument pertaining to the realty located at 4842 W. Catalpa Ave. Chicago, IL 60630-1544, and that they signed willingly and that they executed it as their free and voluntary acts for the uses and purposes therein expressed; and that each witness states that he or she signed the foregoing Transfer on Death Instrument as witnesses in the presence and hearing of the GRANTORS/OWNERS, in the presence and hearing of each other, and in the presence and hearing of the undersigned notary, and that to the best of his or her knowledge both GRANTORS/OWNERS are over eighteen years of age, of sound mind and memory, and not acting under constraint or undue influence of any kind. In addition, each witness states that he or she is over eighteen years of age and mentally competent.

Robert J. Fuggiti
Robert J. Fuggiti
GRANTOR/OWNER

Linda S. Fuggiti
Linda S. Fuggiti
GRANTOR/OWNER

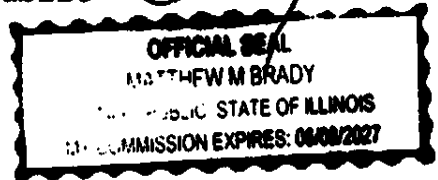
Michael R. Brady
Michael R. Brady
Witness

Ellen L. Brady
Ellen L. Brady
Witness

Subscribed, sworn and acknowledged before me by Robert J. Fuggiti and Linda S. Fuggiti, GRANTORS/OWNERS, and by Michael R. Brady, and Ellen L. Brady, Witnesses, this 17th day of July 2024.

Matthew M. Brady
Notary Public

My commission expires:
June 8, 2027



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Exhibit "A"

LOT TWO HUNDRED TWENTY (220) IN ELMORE'S FOREST GARDENS, BEING A SUBDIVISION OF LOTS 1, 2 AND 3 OF THE SUBDIVISION OF THE EAST 35-63/100 ACRES OF THE NORTHEAST FRACTIONAL QUARTER (1/4) OF FRACTIONAL SECTION 9, TOWNSHIP 40 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

4842 W. Catalpa Ave.

Chicago, IL 60630-1544

Permanent Index no. 13-09-207-011-0000