

# UNOFFICIAL COPY

Doc#: 2421223004 Fee: \$59.00  
CEDRIC GILES  
COOK COUNTY CLERK'S OFFICE  
Date 7/30/2024 9:12 AM Pg: 1 of 3

## TRANSFER ON DEATH INSTRUMENT

This Transfer on Death Instrument made on March 23, 2024, by Shirley Rosano, of the City of Chicago, County of Cook, and State of Illinois, being the Owner of the residential real estate legally described below (or attached as an exhibit) located in Cook County, Illinois.

### Legal Description:

**SEE ATTACHED**

**Property Address:** 3454 N. Natchez, Chicago, IL 60634

**Permanent Index Number(s):** 11-19-413-016-0000

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, conveys and transfers (effective on the death of the Owner last to die) the above-described residential real estate to the following Beneficiary(s):

**Beneficiary(s):** Michelle L. Calkins

**Address of Beneficiary(s):** 6530 N. Nixon Ave, Chicago, IL 60631

IN WITNESS WHEREOF, Owner has executed this Transfer on Death Instrument on the date above written.

x Shirley M Rosano  
Shirley Rosano

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STATE OF ILLINOIS, COUNTY OF Cook, ss:

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner as the Owner's Transfer on Death Instrument in our presence 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 signed this Transfer on Death Instrument as his or her own free and voluntary act and that the Owner was of sound mind and memory at the time of signing.

[Signature]  
(Signature of Witness)

Tim Calkins 6530 N. Nixon (Name and Address of Witness)

[Signature]  
(Signature of Witness)

Chloe Calkins 6530 N NIXON (Name and Address of Witness)

STATE OF ILLINOIS, COUNTY OF Cook ss.

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY THAT the above Owners 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.

Given under my hand and official seal, this 23<sup>rd</sup> day of March, 2024.

[Signature] (Notary Public)



Prepared by: Richard A. Brom, P.C.  
621 Plainfield Road, Suite 409  
Willowbrook, IL 60527

Return to: Richard A. Brom, 621 Plainfield Road, Suite 409, Willowbrook, IL 60527

Owner's Name and Address: Shirley Rosano, 3454 N. Natchez, Chicago, IL 60654

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## LEGAL DESCRIPTION

The South 30 feet of the North 60 foot of Lot 1 in Block 7 in Oliver L. Watson's Maple Grove addition to Chicago, a Subdivision of that part of the Southeast  $\frac{1}{4}$  which lies East of the right-of-way of the Chicago,

Milwaukee and St. Paul Railway Company, and North of the South 90 Acres of said  $\frac{1}{4}$  Section in Section 19, Township 40 North, Range 13, East of the Third Principal Meridian (except therefor the East 2 rods of said premises for public highway) in Cook County, Illinois.

**PIN #:** 13-19-413-016-0000

**Property Address:** 3454 N. Natchez Avenue, Chicago, IL 60634

Property of Cook County Clerk's Office