

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc# 2422720239 Fee \$41.00
ILRHSP FEE:\$10.00 RPRF FEE:\$0.00
CEDRIC GILES
COOK COUNTY CLERK'S OFFICE
DATE: 8/14/2024 11:59 AM
PAGE: 1 OF 2

OWNER'S NAME & ADDRESS AND TAXES TO:

KAREN POTTS
903 South Edward Street
Mount Prospect, Illinois 60056

BENEFICIARY'S NAME AND ADDRESS:

ANALIESE DEE FISHER
1925 Claremont Cc Cmn
Normal, Illinois 61761

THIS TRANSFER ON DEATH INSTRUMENT made this 23 day of July, 2024, by KAREN POTTS, a widow, of the Village of Mount Prospect, County of Cook, State of Illinois (herein "Owner"), being the sole Owner of the following legally-described residential real estate located in Cook County, Illinois:

LOT NINETY ONE (91) IN GOLFHURST, BEING A RESUBDIVISION OF LOT THREE (3) IN OWNER'S SUBDIVISION OF SECTION 13, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT OF SAID GOLFHURST, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS ON DECEMBER 2, 1958, AS DOCUMENT NUMBER 1832676.

Permanent Index Number: 08-13-201-070-0000

Property Address: 903 South Edward Street, Mount Prospect, Illinois 60056

The Owner, being of competent mind and capacity, and waiving and releasing all rights under the homestead exemption laws of the State of Illinois, hereby conveys and transfers, effective on the death of the Owner, the above-described real estate to:

ANALIESE DEE FISHER, 1925 Claremont Cc Cmn, Normal, Illinois 61761

IN WITNESS WHEREOF, the said Owner has hereunto set her hand and seal the day and year first above written.

Karen Potts

KAREN POTTS, Owner

AFFIX TRANSFER TAX STAMP

OR
Exempt under provisions of 33 ILCS 200/31-45, Paragraph e, Illinois Real Estate Transfer Tax Law.

Date

7/23/24

Transferor, Transferee, or Representative

[Signature]

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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 as her Transfer on Death Instrument in our presence and that we, at her request and in her 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 was at the time of signing of sound mind and memory, and under no undue influence.

Valerie DiDomenico, residing at
Witness

24 Grant St.
Crystal Lake, IL 60014
Address

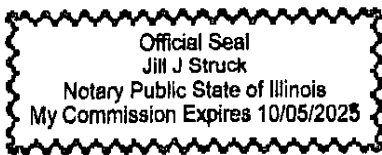
Carol S. Brown, residing at
Witness

24 Grant St.
Crystal Lake, IL 60014
Address

STATE OF ILLINOIS)
) ss
COUNTY OF McHENRY)

I, the undersigned, a Notary Public in and for said County in the State aforesaid, DO HEREBY CERTIFY THAT Owner and witnesses personally known to me to be the same person whose name is subscribed on the foregoing instrument, appeared before me this day in person, and acknowledged that she signed, sealed and delivered the said instrument as her free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 23 day of Dec, 2024



[Signature]
Notary Public

PREPARED BY & RETURN TO:
STRUCK LAW GROUP, LLC
Jill J. Struck
24 Grant Street
Crystal Lake, IL 60014
(815) 788-9900