

UNOFFICIAL COPY



2424308020

Doc# 2424308020 Fee \$41.00

ILRHSP FEE:\$10.00 RPRF FEE:\$0.00

CEDRIC GILES

COOK COUNTY CLERK'S OFFICE

DATE: 8/30/2024 1:37 PM

PAGE: 1 OF 4

This Instrument Prepared by:

Paul W. Palley
53 W. Jackson Blvd.
Chicago, IL 60604

After Recording Return to:

Thomas G. O'Connor
5200 N. Lind Ave.
Chicago, IL 60660

MAIL TAX BILLS TO:

Thomas G. O'Connor
5200 N. Lind Ave.
Chicago, IL 60630

(For Recorder's Use Only)

This TRANSFER ON DEATH INSTRUMENT is an exempt transaction under the provisions of 35 ILCS 200/31-45, paragraph (e) of the Illinois Real Estate Transfer Tax Law.

TRANSFER ON DEATH INSTRUMENT

This TRANSFER ON DEATH INSTRUMENT made this 12 day of August (month),
2024 (year) by

Thomas G. O'Connor, of the City of Chicago, County of Cook, Illinois, (herein "Owner"), being the sole Owner.

The Owner is the sole owner of the following described property (herein the "Real Property") as evidenced under a duly recorded deed or other conveyance instrument which was recorded on

UNOFFICIAL COPY

the date of: July 10, 2007 as document number: 0719139036 and legally described in Exhibit A attached hereto and made a part hereof.

SEE ATTACHED EXHIBIT A.

Such Real Property also being known as:

Property Index Number: 13-09-134-060-0000

Property address: 5200 N. Lind Ave., Chicago, IL 60630

The Owner, being of sound mind and memory, and releasing all rights under the homestead exemption laws of the State of Illinois for and in consideration of Zero Dollars (\$0),

hereby conveys and transfers, effective on the death of Thomas G. O'Connor, the Real Property to Anthony P. Franceschi, 1860 Birch St., Park Ridge, IL 60068 (the "Beneficiary").

If the Beneficiary is not living on the death of Thomas G. O'Connor then the Real Property shall be transferred to Maureen T. Franceschi, 1860 Birch St., Park Ridge, IL 60068, if that contingent beneficiary is living at that time.

IN WITNESS WHEREOF, the undersigned has duly executed this Transfer on Death Instrument as of the day and year first written above



Thomas G. O'Connor

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by Thomas G. O'Connor as Thomas G. O'Connor's Transfer on Death Instrument, in our presence and that we, at Thomas G. O'Connor's request and in Thomas G. O'Connor's presence and in the presence of each other, signed our names as witnesses, and that to the best of our knowledge and belief, the Owner was, at the time of signing, of sound mind and memory, and under no undue influence.

First Witness

Name:

Samantha Jadwin

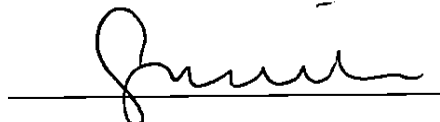
Address:

2052 W. Winnemac

City/State/Zip:

Chicago IL 60625

Signature:



UNOFFICIAL COPY

Second Witness

Name:

Michael Thompson

Address:

521 N Human Ave

City/State/Zip:

Chicago IL 60624

Signature:

[Handwritten Signature]

STATE OF ILLINOIS)

) ss.

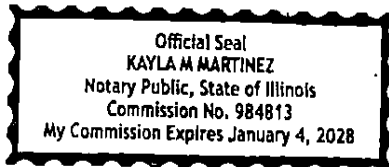
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that the owner Thomas G. O'Connor, and witnesses Samantha Jadwin (first witness name) and Michael Thompson (second witness name), 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 and delivered the instrument as their free and voluntary act, for the uses and purposes therein set forth.

Dated this 12th day of August (month), 2024 (year).

(Seal)

[Handwritten Signature]
Notary Public, State of Illinois



UNOFFICIAL COPY

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

Parcel 1:

LOT 1 (EXCEPT THE NORTHWESTERLY 40 FEET THEREOF) IN BOWMAN'S SUBDIVISION OF PART OF THE NORTH WEST FRACTIONAL 1/4 OF SECTION 9, TOWNSHIP 40, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

Parcel 2:

A TRIANGULAR PART OF ROGERS AVENUE, ADJOINING AND CONTIGUOUS TO PARCEL 1 AFORESAID, VACATED BY ORDINANCE PASSED NOVEMBER 18, 1955, AND RECORDED JUNE 2, 1955, AS DOCUMENT NO. 16255439, LYING NORTHWESTERLY OF A LINE DEFINED AS FOLLOWS: COMMENCING AT A POINT 19.65 FEET SOUTHWESTERLY, AS MEASURED ON THE NORTHERLY LINE OF SAID ROGERS AVENUE, OF THE POINT OF INTERSECTION OF THE SAID NORTHERLY LINE OF ROGERS AVENUE AND THE SOUTHWESTERLY LINE OF LIND AVENUE, SAID NORTHERLY LINE OF ROGERS AVENUE ALSO BEING A SOUTHEASTERLY LINE OF LOT 1 OF BOWMAN'S SUBDIVISION AFORESAID; THENCE SOUTHWESTERLY ALONG AN EXTENSION SOUTHWESTERLY OF THE LAST DESCRIBED SOUTHEASTERLY LINE OF LOT 1 TO ITS INTERSECTION WITH A NORTHEASTERLY LINE OF SAID LOT 1, ALL IN COOK COUNTY, IL