

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT

SEND TAX BILL TO:

Robert J. Strombeck
15724 Peggy Lane, Unit #2
Oak Forest, Illinois 60452



Doc#: 1434344029 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/09/2014 11:43 AM Pg: 1 of 3

BENEFICIARY NAMES & ADDRESSES.

Lisa Oster
10040 Northcote Court
St. John, Indiana 46373

Terra Strombeck
2025 Heather Hill Drive, Apt. 4
Springfield, Illinois 62702

Christine Strombeck
14601 Lamon Avenue, Apt. 3A
Midlothian, Illinois 60445

THIS TRANSFER ON DEATH INSTRUMENT made this 5th day of December 2014, by **Robert J. Strombeck** (divorced and not since remarried) of the City of Oak Forest, County of Cook and State of Illinois, (herein "Owner/Owners") being the sole Owner(s) of the following legally described residential real estate located in Cook County, Illinois.

Legal Description: SEE ATTACHED

Property Address: 15724 Peggy Lane, Unit #2, Oak Forest, Illinois 60452
Property Index Number: 28-17-416-009-1002

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

Beneficiaries:

In the event of my death, all of my interest in this real estate shall vest in three (3) undivided 1/3 interests in **Lisa Oster** (my daughter) *per stirpes*, **Terra Strombeck** (my daughter) *per stirpes*, **Christine Strombeck** (my daughter) *per stirpes*. In the event that one of my beneficiaries predecease me leaving no descendants, then their interest shall be divided amongst the remaining beneficiaries. I authorize any two of the three named above to convey title to my residence with the proceeds being divided as set forth above.

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IN WITNESS WHEREOF, the said Owner(s) has/have hereunto set his/her/their hand(s) and seal(s) the day and year first above written.

Owner - Robert J. Strombeck
Robert J. Strombeck

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date thereof signed and declared by the Owner(s) as his/her/their Transfer on Death Instrument in our presence and that we, at his/her/their request and in his/her/their presence and in the presence of each other, have signed our names as witnesses thereto, believing to best of our knowledge that the Owner(s) was/were at the time of signing of sound mind and memory, and under no undue influence.

Witness #1 Signed Name: Paul A. Smolinski
Witness #1 Printed Name: Paul A. Smolinski
Address of Witness: 6446 West 127th Street, Palos Heights, IL 60463

Witness #2 Signed Name: Colleen D. Rzeszutko
Witness #2 Printed Name: Colleen D. Rzeszutko
Address of Witness: 6446 West 127th Street, Palos Heights, IL 60463

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY THAT Owner(s) Robert J. Strombeck and witnesses Paul A. Smolinski and Colleen D. Rzeszutko personally known to me to be the same person(s) whose name(s) is/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 notarial seal this 5th day of December 2014.

Pamela M. Wawrzyniak
(Notary Public)



My Commission Expires:
May 10, 2015

Prepared By and Return To:
Paul A. Smolinski, Palos Elder Law, Ltd., 6446 W. 127th Street, Palos Heights IL 60463

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RIDER - LEGAL DESCRIPTION

UNIT 1-2 IN SHIBUI SOUTH CONDOMINIUM, AS DELINEATED ON A SURVEY ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP AND EASEMENTS, RESTRICTIONS, COVENANTS AND BY-LAWS FOR SHIBUI SOUTH CONDOMINIUM, MADE BY AMERICAN NATIONAL BANK AND TRUST COMPANY OF CHICAGO, AS TRUSTEE UNDER A TRUST AGREEMENT DATED JANUARY 1, 1984, AND KNOWN AS TRUST NUMBER 61991, RECORDED ON MARCH 5, 1993 AS DOCUMENT 931R68945, IN THE WEST 3/4 OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, AS AMENDED FROM TIME TO TIME.

Property of Cook County Clerk's Office