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TRANSFER ON DEATH INSTRUMENT



1521750001

Doc#: 1521750001 Fee: \$42.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 08/05/2015 08:05 AM Pg: 1 of 3

We, Grantors, G. MARC BAUMANN and KAREN BAUMANN, husband and wife, of Northbrook, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for this Property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the owners of residential real estate ("Property") under a duly recorded Trustee's Deed dated May 7, 2013 and recorded June 28, 2013 as document number 1317933002 in the County of Cook, State of Illinois. The property is legally described as:

THAT PART OF LOT 2 IN COUNTY CLERKS DIVISION IN THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE WEST LINE OF LOT 1 IN COUNTY CLERKS DIVISION 1535 FEET SOUTH OF THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14, THENCE SOUTH 99 DEGREES 48 MINUTES 30 SECONDS WEST, 158.38 FEET TO THE POINT OF BEGINNING OF THE TRACT OF LAND HEREIN DESCRIBED; CONTINUING THENCE SOUTH 89 DEGREES 48 MINUTES 30 SECONDS WEST 206.93 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 30 SECONDS WEST 163.44 FEET; THENCE NORTHEASTERLY ALONG A CURVE HAVING A RADIUS OF 56.38 FEET AND CONCAVE SOUTHEASTERLY A DISTANCE OF 64.82 FEET CHORD MEASURE; THENCE NORTH 69 DEGREES 59 MINUTES 30 SECONDS EAST 181.34 FEET TO A POINT 277.96 FEET NORTH OF THE POINT OF BEGINNING, THENCE SOUTH 277.96 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

EASEMENTS APPURTENANT TO AND FOR THE BENEFIT OF PARCEL 1 FOR INGRESS AND EGRESS AS CREATED BY WARRANTY DEED RECORDED JULY 21, 1953 AS DOCUMENT 15673833 OVER AND ALONG THAT CERTAIN PRIVATE ROAD, WHICH IS SPECIFICALLY LIMITED IN WIDTH TO NOT EXCEED 16 FEET, FROM THE NORTHWEST CORNER OF THE LAND AND ADJOINING PARCEL 1 RO VOLTZ ROAD AND OVER AND ALONG THE ADJOINING EASTERLY 8 FEET OF THE PREMISES ADJOINING PARCEL 1 FOR INGRESS AND EGRESS IN COOK COUNTY, ILLINOIS.

P.I.N. 04-14-200-035-0000 and Commonly known as:
1775 South Lane, Northbrook, IL 60062

That under Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/1 et seq.), the owner of a property may transfer residential real estate by a Transfer on Death Instrument; as such, this transfer does not become effective until and at the time of my death. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the death of the last to die of G. MARC BAUMANN and KAREN BAUMANN, the above described residential real estate shall be conveyed and transferred one-half (1/2) to the

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current acting trustee, not individually but as trustee under the G. MARC BAUMANN Trust Agreement 7th day of July, 2015, his Successor or Successors and one-half (1/2) to the current acting trustee, not individually but as trustee under the KAREN BAUMANN Trust Agreement dated the 7th day of July, 2015, as Grantee Beneficiary.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR/OWNER. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR HAS THE RIGHT TO WITHDRAW OR RESCIND THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN.

Exempt under provisions of Paragraph E, Section 4 Real Estate Transfer Act, and Cook County Ordinance 95104, Paragraph E.

Executed at Buffalo Grove, Illinois on this 30th day of July, 2015.


G. MARC BAUMANN


KAREN BAUMANN

AFFIDAVIT

State of Illinois
County of Lake

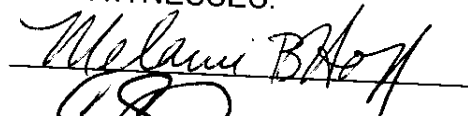
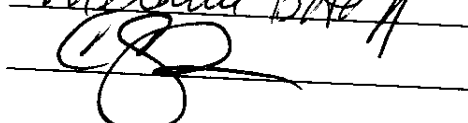
We, the undersigned, being the Grantors and owners of the land described in this instrument, G. MARC BAUMANN and KAREN BAUMANN, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby certify to the undersigned authority that the Grantors signed and executed the instrument as the Grantors' Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantors had signed willingly and that the Grantors executed it as the Grantors' free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantors, signed the Grantors' Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantors was at that time eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence. Further, each of the witnesses acknowledge that they signed said instrument as their free and voluntary act for the uses and purposed therein set forth.

THE GRANTORS:


G. MARC BAUMANN


KAREN BAUMANN

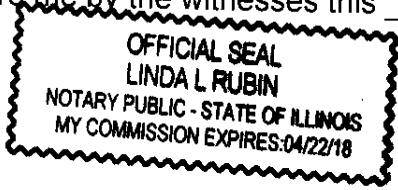
THE WITNESSES:

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Subscribed, sworn to and acknowledged before me by G. MARC BAUMANN and KAREN BAUMANN, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 30th day of July, 2015.



Linda L. Rubin
Notary Public

This Document Prepared by and **Mail to:** RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090; E-mail: Brian@rubinlaw.com

Mail current tax bill to:

G. MARC BAUMANN
1775 South Lane
Northbrook, IL 60062

Mail subsequent tax bill upon death to:

1775 South Lane
Northbrook, IL 60062

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