

UNOFFICIAL COPY



PREPARED BY:

Law Offices of Jeffrey R. Gottlieb, LLC
616 N. North Court – Suite 160
Palatine, Illinois 60067

Doc#: 1535749116 Fee: \$40.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 12/23/2015 09:31 AM Pg: 1 of 2

SEND FUTURE TAX BILLS TO:

William J. Pilkington
980 Stockbridge Place
Elgin, Illinois 60120-4927

MAIL RECORDED INSTRUMENT TO:

Law Offices of Jeffrey R. Gottlieb, LLC
616 N. North Court – Suite 160
Palatine, Illinois 60067

TRANSFER ON DEATH INSTRUMENT
Statutory (Illinois)

I, WILLIAM J. PILKINGTON, a widower not since remarried, (“Owner”), of 980 Stockbridge Place, Elgin, Illinois 60120-4927, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the Property and hereby make, declare and publish this Transfer on Death Instrument, stating as follows:

That I am the sole owner of residential real estate (“Property”) under a duly recorded WARRANTY DEED dated July 28, 1989 and recorded September 12, 1989, as document number 89428240, in the County of Cook, State of Illinois. The Property is legally described as: Lot 21 in Cobbler’s Crossing Unit 1, being a subdivision of part of Section 7, Township 41 North, Range 9, East of the Third Principal Meridian, according to the Plat thereof recorded December 20, 1988 as Document No. 88586739, in Cook County, Illinois.

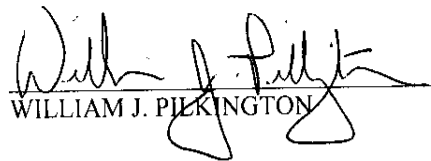
Property Index Number: 06-07-208-008-0000
Property Address: 980 Stockbridge Place, Elgin, Illinois 60120-4927

That under 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. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the Property listed above to the then acting trustee of **THE WILLIAM J. PILKINGTON DECLARATION OF TRUST DATED DECEMBER 22, 2015**, to be added to the trust property and held and distributed in accordance with the terms of that declaration of trust, and any amendments made thereto.

If a beneficiary is under the age of 18, then the following persons may accept on behalf of the minor beneficiary as the beneficiary’s authorized representative: 1) a parent of the beneficiary, or if none, then 2) the guardian of the person of the minor beneficiary.

Signed this the 11th day of DECEMBER, 2015.


WILLIAM J. PILKINGTON

UNOFFICIAL COPY

WITNESSES

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owner as his Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owner's request and in the Owner's presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owner executed this Transfer on Death Instrument as his own free and voluntary act. We certify that we believed the Owner to be of sound mind and memory at the time of signing.

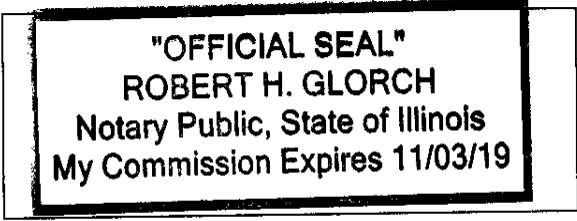
Kristina A. Gunder Residing at 315 N. Huntington Dr.
Witness McHenry, IL 60050

Jeff R. Gottlieb Residing at 616 N. North Court #160
Witness Palatine, IL 60067

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 William J. Pilkington, a widower not since remarried, and the above named witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of Driver's License picture identification document or _____ 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 notarial seal this 22nd day of December, 2015



Robert H. Glorch
Notary Public

My commission expires on 11/03 2019

Exempt under provisions of Paragraph E, Section 4, Real Estate Transfer Tax Act.

Dated: December 22, 2015

Signed: Jeff R. Gottlieb
Jeffrey R. Gottlieb, attorney at law