

UNOFFICIAL COPY

Transfer on Death Instrument Statutory (Illinois)

I, **Toni A. Helton**, ("Owner") of 312 Whitewood Drive, Streamwood, Cook County, Illinois, being of sound mind and disposing memory, do hereby make, declare and publish this Transfer on Death Instrument stating as follows:



Doc#: 1606939043 Fee: \$60.00
RHSP Fee: \$9.00 RPRF Fee: \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 03/09/2016 02:59 PM Pg: 1 of 2

That I am the surviving Tenant in the entirety of residential real estate under a duly recorded **Warranty Deed** dated **April 28, 1999** and recorded **May 21, 1999**, as document number **99492513**, in the County of Cook, Illinois.

The residential real estate is legally described as:

THE NORTH 44.50 FEET OF LOT 34 IN BLOCK 3 IN STREAMWOOD GREEN UNIT FIVE, BEING A SUBDIVISION OF PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 24, TOWNSHIP 41 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): **06-24-111-097**

Address of Real Estate: **312 Whitewood Drive, Streamwood, IL 60107**

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.

Upon my death, I hereby convey and transfer the residential real estate listed above equally to my children who survive me. I now have two children whose names and address are as follows:

Gregory W. Helton, 8945 Menard, Morton Grove, Illinois 60053

Timothy J. Helton, 233 Wianno Lane, Schaumburg, Illinois 60194

Signed this 25th day of November 2015.

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

Dated this 25th day of November 2015.

Toni A. Helton
Toni A. Helton

Toni A. Helton
Toni A. Helton

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W We
H H
J J
G G
L L

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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 her 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. We certify that we believed the Owner(s) to be of sound mind and memory at the time of signing.

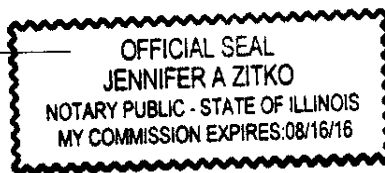
Witness		Address
<u>Janet Willerman Ellingson</u>	residing at	<u>1250 Larkin Ave</u> <u>Elgin, Illinois 60123</u>
<u>Quinn Quarty</u>	residing at	<u>9061/13 Arrowmaker Pass</u> <u>Elgin, IL 60124</u>

STATE OF ILLINOIS)
)ss.
COUNTY OF KANE)

I, the undersigned, a Notary Public in and or the County and State aforesaid, DO HEREBY CERTIFY, that **Toni A. Helton**, and the above named witnesses, each of whom was either personal known to me or presented satisfactory evidence of identification in the form of an Illinois Driver's License to be the same person whose name is subscribed to 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 official seal, this 25th day of November, 2015.

Jennifer A. Zitko
Notary Public



This instrument prepared by:
Janet Willerman Ellingson
Attorney at Law
1250 Larkin Avenue
Suite 220
Elgin, Illinois 60123

Send subsequent tax bills to:
Ms. Toni A. Helton
312 Whitewood Drive
Streamwood, IL 60107

Return to:
Janet Willerman Ellingson
Attorney at Law
1250 Larkin Avenue
Suite 220
Elgin, Illinois 60123