

UNOFFICIAL COPY

PREPARED BY:

Brian I. Warens
Lavelle Law, Ltd.
501 W. Colfax Street
Palatine, Illinois 60067



Doc# 1628149062 Fee \$40.00
RHSP Fee:\$9.00RPRF Fee \$1.00
Karen A. Yarbrough
Cook County Recorder of Deeds
Date: 10/07/2016 02:58 PM Pg: 1 of 2

MAIL TAX BILL TO:

Lester and Judith Janes
162 S. Middleton Avenue
Palatine, Illinois 60067

MAIL RECORDED DEED TO:

Brian I. Warens
Lavelle Law, Ltd.
501 W. Colfax Street
Palatine, Illinois 60067

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

We, Lester L. Janes and Judith B. Janes, husband and wife, ("Owners"), of 162 S. Middleton Avenue, Palatine, 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 we are the Owners of residential real estate ("Property") under a duly recorded Warranty Deed dated July 9, 1999 and recorded September 23, 1999 as document number 99898571, in the County of Cook, State of Illinois whereby we acquired title to the Property as tenants by the entirety. The Property is legally described as:

LOT 5 IN BLOCK 4 IN WILLIAM W. ANDERSON AND COMPANY'S PALATINE ACRES, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 22, 1927 AS DOCUMENT 9879349.

Property Index Number: 02-21-207-011-0000
Property Address: 162 S. Middleton Avenue, Palatine, Illinois 60067

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 death of the survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both Lester L. Janes and Judith B. Janes, if neither Owner survives, the surviving Owner upon his/her death hereby conveys and transfers the Property listed above in shares of equal value to our children who survive the surviving Owner, provided that if a child of ours does not survive the surviving Owner but a descendant of the deceased child survives the surviving Owner, we transfer the share that would have been allocated for the deceased child, if living, *per stirpes* to the deceased child's descendants who survive the surviving Owner. We now have two (2) children, whose names and addresses are as follows:

Emily B. Janes of 162 S. Middleton Avenue, Palatine, Illinois 60067; and
Spencer B. Janes of 162 S. Middleton Avenue, Palatine, Illinois 60067.

Signed this 7th day of October, 2016.

Lester L. Janes

Judith B. Janes

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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 Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the transfer on death instrument as his/her/their own free and voluntary act. We certify that we believed the Owners to be of sound mind and memory at the time of signing.

Witnesses

Addresses

Jamie Holt
Print: Jamie Holt

residing at: 501 W. Colfax

Palatine, IL 60067

Jessica Benitez
Print: Jessica Benitez

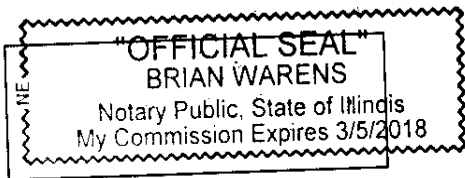
residing at: 501 W. Colfax

Palatine, IL 60067

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for said County, in the state of said, DO HEREBY CERTIFY that Lester L. Janes and Judith B. Janes and the above named witnesses, each of whom was either personally known to me, or presented satisfactory evidence of identification in the form of a Driver's License, 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 7th day of October, 2016.



Brian Warens
Notary Public

My commission expires on 3/5/18

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

October 7, 2016
Date Brian Warens
 Representative

Prepared by: Brian I. Warens, Lavelle Law, Ltd., 501 W. Colfax Street, Palatine, Illinois 60067