

UNOFFICIAL COPY



1711606185

PREPARED BY:

Patrick D. Owens
DiMonte & Lizak, LLC
216 W. Higgins Road
Park Ridge, Illinois 60068

Doc# 1711606185 Fee \$40.00

RHSP FEE: \$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 04/26/2017 01:56 PM PG: 1 OF 2

MAIL TAX BILL TO:

Paul M. Schmidt
5715 N. Ravenswood Avenue
Chicago, Illinois 60660

MAIL RECORDED DEED TO:

Patrick D. Owens
DiMonte & Lizak, LLC
216 W. Higgins Road
Park Ridge, Illinois 60068

TRANSFER ON DEATH INSTRUMENT

Statutory (Illinois)

We, PAUL M. SCHMIDT and JULIE L. SCHMIDT, husband and wife, ("Owner(s)"), of 5715 N. Ravenswood Avenue, Chicago, Illinois 60660, 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 7, 2010 and recorded July 20, 2010, as document number 1020112066, 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:

THE NORTH 25.95 FEET OF LOT 4 IN OWNER'S DIVISION OF LOT 2 OF THE SUBDIVISION OF LOT 1 OF OWNER'S SUBDIVISION OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 6, TOWNSHIP 40 NORTH, RANGE 14, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE EAST 13.772 CHAINS AND THE NORTH 178 FEET THEREOF) EXCEPT THAT PART OF THE ABOVE DESCRIBED LAND DEDICATED FOR STREETS AND ALLEYS) IN COOK COUNTY, ILLINOIS.

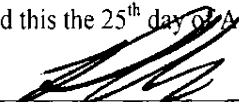
Property Index Number: 14-06-407-057-0000

Property Address: 5715 North Ravenswood Avenue, Chicago, Illinois 60660

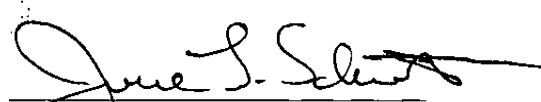
That under 755 ILCS 27/1 et. seq., the owner of a property may transfer residential real estate by a transfer on death instrument; as such, this transfer does not become effective until and at the time of death of the survivor of the Owners. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

Upon the death of both PAUL M. SCHMIDT AND JULIE L. SCHMIDT, then if PAUL M. SCHMIDT shall have survived JULIE L. SCHMIDT, we convey and transfer the Property to the then acting trustee of the PAUL M. SCHMIDT TRUST DATED APRIL 25, 2017, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of PAUL M. SCHMIDT, or in the event JULIE L. SCHMIDT shall have survived PAUL M. SCHMIDT, we convey and transfer the Property to the then acting trustee of the JULIE L. SCHMIDT TRUST DATED APRIL 25, 2017, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of JULIE L. SCHMIDT. In the event of a simultaneous death, the survivorship provision of the living trusts of the Owners shall control survivorship.

Signed this the 25th day of April, 2017.



PAUL M. SCHMIDT



JULIE L. SCHMIDT

CCRD REVIEW 

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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 Owner(s) 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

[Signature]

residing at 2004 Andria Ct.

[Signature]

Schaumburg, IL 60194

residing at 216 W. High Rd.

Park Ridge, IL 60068

STATE OF ILLINOIS

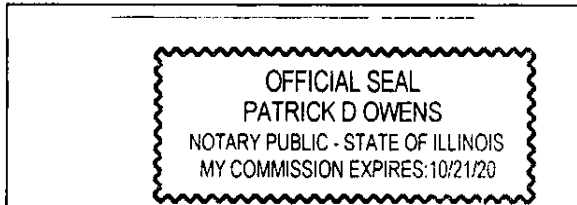
)
) SS.

COUNTY OF COOK

)

I, the undersigned, a Notary Public in and for said County, in the state aforesaid, DO HEREBY CERTIFY that PAUL M. SCHMIDT and JULIE L. SCHMIDT and the above named witnesses, each of whom was either personally known to me 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 25th day of April, 2017.



[Signature]
Notary Public

My commission expires on _____, 20__.

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

4/25/17
Date

[Signature]
Representative