

UNOFFICIAL COPY

Illinois Residential Real Property Transfer on Death Instrument (755 ILCS 27/1, et seq)

This transfer of death instrument applies to the transfer of the residential real estate described below and shall be effective upon the death of the owner of said real estate (755 ILCS 27/10).

Pursuant to 755 ILCS 27/20, MARILYNN MAY, the owner, hereby transfers by this transfer on death instrument to my brother, JOHN R. TACCIO, and my sister, NANCY CACCIATO, as joint tenants with right of survivorship, effective at the owner's death, the residential real estate described as follows:

LOT 24 IN BLOCK 4 IN WALTER G. MC INTISH AND COMPANY'S RIVER PARK ADDITION, BEING A SUBDIVISION OF PART OF SECTIONS 27 AND 34, TOWNSHIP 40 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, REFERENCE BEING HAD TO PLAT RECORDED JUNE 15, 1924 AS DOCUMENT NO. 8944974, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 2715 Elm Street, River Grove, Illinois 60171-1317

PIN: 12-27-224-007-0000

Pursuant to 755 ILCS 27/25, this transfer on death instrument is revocable even if this instrument or another instrument contains a contrary provision.

SUBJECT TO: General Taxes for year 2016 and subsequent years; conditions, restrictions and covenants of record.

During the life of the owner(s), a transfer on death instrument does not: (1) affect the right of an owner, any other owner, or an agent for the owner to sell or encumber the residential real estate; (2) affect an interest or right of a transferee, lienholder, mortgagee, option holder or grantee even if the transferee, lienholder, mortgagee, option holder or grantee has actual or constructive notice of the instrument; (3) affect an interest or right of a secured or unsecured creditor or future creditor of the owner, even if the creditor has actual or constructive notice of the instrument; (4) affect the owner's or designated beneficiary's eligibility for any form of public assistance; (5) create a legal or equitable interest in favor of the designated beneficiary; or (6) subject the residential real estate to claims or process of a creditor of the designated beneficiary. If after recording this transfer on death instrument, the owner(s) make a contract for the sale or transfer of the residential real estate or some part thereof and the whole or any part of the contract remains executory at the death of the owner(s), the disposition of the residential real estate by the contract does not revoke the transfer on death instrument but the residential real estate passes to the designated beneficiary or beneficiary subject to the contract. (755 ILCS 27/60)

Except as otherwise provided in this transfer on death instrument, or in the Probate Act of 1975 or any other Act applicable to nontestamentary instruments, on the death of the owner, the following rules apply to residential real estate that is the subject of this transfer on death instrument and owned by the owner(s) at death: (1) subject to the beneficiary's right to disclaim or refuse to accept the transfer, the interest in the residential real estate is transferred to the beneficiary in accordance with the instrument; (2) if a designated beneficiary fails to survive the owner or is not in existence on the date of the owner's death, then except as provided in paragraph (3) the residential real estate shall pass to the owner's estate; (3) unless the owner provides otherwise, if the designated beneficiary is a descendant of the owner who dies before the owner, the descendants of the deceased designated beneficiary living at the time of the owner's death shall take the residential real estate *per stirpes*. If the designated beneficiary is one of a class of designated beneficiaries, and any member of the class dies before the owner, the members of the class living when the owner dies shall take the share or shares which the deceased member would have taken if he or she were then living, except that if the deceased member of the class is a descendant of the owner, the descendants of the deceased member then living shall take *per stirpes* the share or shares which the deceased member would have taken if he or she were then living.



Doc# 1713216095 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 05/12/2017 04:05 PM PG: 1 OF 2

JA

