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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).


1722844021
Doc# 1722844021 Fee \$42.00
RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH
COOK COUNTY RECORDER OF DEEDS
DATE: 08/16/2017 12:28 PM PG: 1 OF 3

Pursuant to 755 ILCS 27/20, ROBERT T. JANIS and JANET R. JANIS, husband and wife, of 404 East Magnolia Street, Arlington Heights, Illinois 60005, the owner(s) hereby transfer(s) by this transfer on death instrument to MICHAEL T. JANIS, currently of 13020 Pacific Promenade, Unit #302, Playa Vista, California 90094, effective at the owner's death, the residential real estate described as follows:

LOT 21 IN BLOCK 2 IN FEUERBORN AND KLODES ARLINGTON MANOR SUBDIVISION OF A SUBDIVISION OF LOTS 2 AND 3, OF LOT 1 BEING A SUBDIVISION OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 404 East Magnolia Street, Arlington Heights, Illinois 60005

PIN: 08-10-102-021-0000

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 2017 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

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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.

Subject to the Probate Act of 1975 and the Conveyances Act, a beneficiary takes the residential real estate subject to all conveyances, encumbrances, assignments, contracts, options, mortgages, liens, and other interests to which the residential real estate is subject at the owner's death.

This transfer on death instrument transfers residential real estate without covenant or warranty of title.

If there is no sufficient evidence of the order of the deaths of the owner(s) and designated beneficiaries, otherwise than simultaneously, the designated beneficiary shall be deemed to have predeceased the owner.

IN WITNESS WHEREOF, the owner (s) have hereunto set his/her/their hand and seal, this 14th day of August, 2017.

Robert T. Janis [seal]
ROBERT T. JANIS

Janet R. Janis [seal]
JANET R. JANIS

The owner(s), ROBERT T. JANIS and JANET R. JANIS, signed this 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 to be of sound mind and memory at the time of signing.

Witnesses

Addresses

Kathleen A. Skorsrud

residing at 2810 N. 74th St.
ELMWOOD PARK, IL 60707

Nancy J. Sandeff

residing at 2531 Forest Villas Av.
River Grove, IL 60171

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)

We, the owner(s) and witnesses, respectively, whose names are signed to the attached instrument, being first duly sworn, declare to the undersigned authority that the owner(s), in the presence of witnesses, declared as the transfer of death instrument of the owner(s) of which this affidavit is a part; that the owner(s) then freely and voluntarily signed such instrument for the purposes therein expressed; that each of the witnesses believed the owner(s) to be of legal age and sound mind and memory and under no constraint or undue influence of any

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kind; and that each of the witnesses then attested the transfer on death instrument at the request of the owner(s) and in the presence of the owner(s) and of each other.

Kathleen A. Stephens
Witness

Robert T. Jones
Owner

Shirley J. Arnold
Witness

Janet R. Jones
Owner

SUBSCRIBED AND SWORN TO
before me this 14th day of August, 2017.



Bart A. Smith
Notary Public

Prepared By: Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1584
Return To: Smith & Smith, 8259 W Grand Ave., River Grove, IL 60171-1584

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