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**TRANSFER ON DEATH
INSTRUMENT**



Doc# 1722857023 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 08/16/2017 09:49 AM PG: 1 OF 2

We, **James P. Ennis** and **Eileen M. Ennis**, husband and wife, of 13149 Forest Ridge Dr., 3A, Palos Heights, IL 60463 hereby make this Transfer on Death Instrument this August 11, 2017 as the owners of the following residential real estate described below:

THE ABOVE SPACE FOR RECORDER'S USE ONLY

Parcel 1: Unit 13149-3A In Laurel Glen Condominiums of Westgate Valley as delineated on a survey of the following described real estate: certain Lots In Laurel Glen Condominiums of Westgate Valley, being a Subdivision of part of the West 1/2 of the Southwest 1/4 of Section 32, Township 37 North, Range 13, East of the Third Principal Meridian, which survey is attached Exhibit "A" to the Declaration of Condominium recorded as document No. 0011079800 as amended, together with its undivided percentage interest in the common elements.
Parcel 2: The exclusive right to the use of garage parking space G-4, a limited common element, as described in the aforesaid declaration.

Permanent Index Number (PIN): **24-32-303-019-1017**

Property address: **13149 Forest Ridge Dr., 3A, Palos Heights, IL 60463**

Exempt under 35 ILCS 200/31-45(e)
August 11, 2017

Representative


Revocable transfer on death designation of successor owner at death of primary owners: **James P. Ennis and Eileen M. Ennis**, the owners of this property, being of competent minds and capacity, each retaining the right to revoke this designation at any time before death, state that upon the death of both of them, this property shall pass to the **James and Eileen Ennis Trust dated August 11, 2017**, in care of the then acting trustee to act under the powers granted to the trustee or successor trustee in that trust. This includes, but is not limited to:

- Transactions: As to this property, the trustee may buy, sell (at a public or private sale), exchange, rent, convey, partition, subdivide, accept title, create conditions, grant easements, convey, assign, lease, hold, possess, maintain, repair, improve, manage, operate, insure, release rights of homestead, create land trusts and exercise all land trust powers. The trustee may collect rents, sale proceeds, and other revenue from it. For real estate taxes and assessments, the trustee may pay, contest, protest, and compromise. Any sale or lease may be for terms that extend beyond the trust duration, and may include a portion of the real estate such as mineral rights and easements.
- Construct and demolish: The trustee may improve or alter the property. This includes repairs, maintenance, demolition, and extraordinary changes to the property such as removing existing or erecting party walls or buildings.
- Partition: The trustee may partition, develop, subdivide, or dedicate the property to public use. This includes making, vacating, partitioning, and changing plats and boundaries and creating restrictions, easements or other servitudes.
- Abandonment: The trustee may abandon and/or retain the property even if productive, underproductive or nonproductive.

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5. Non productive property: The trustee may retain the property even if it is nonproductive. In the exercise of reasonable business judgment, the trustee may abandon assets.
6. Overall powers of trustee: The trustee is given all the rights, powers, and authority to manage and control the property so as to accomplish the trust purposes that an individual owner would have if there was no trust and the trustee was acting as a competent individual owner.
7. Interest of a trust beneficiary: The interest of each trust beneficiary (and anyone claiming through the beneficiary) is declared to be personal property only. No trust beneficiary has any legal or equitable title interest in this real estate. No interest of a trust beneficiary is subject to transfer, assignment, anticipation, pledge, seizure by legal process, claims of the beneficiary's creditors, claims for maintenance, or claims for support of the beneficiary's spouse. The trustee may reject any such claim.

Dated this August 11, 2017 and signed by the owners:



 James P. Ennis



 Eileen M. Ennis

Statement of witnesses: We hereby certify that **James P. Ennis** and **Eileen M. Ennis** freely and voluntarily signed this instrument in our presence and each witness then signed in the presence of each other. We believe them to be of sound and disposing mind and memory, of legal age, and under no constraint or undue influence of any kind.



 Ellen Callaghan



 Liam Millerick

This instrument was prepared by John E. Ahern, Attorney, 10829 S. Western Ave., Chicago, IL 60643

Return this document to:

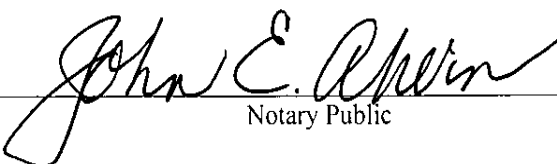
Name: John E. Ahern, Attorney
 Address: 10829 S. Western Ave.
 City, State, Zip: Chicago, IL 60643

Send subsequent tax bills to:

Name: James &/or Eileen Ennis
 Address: 13149 Forest Ridge Dr., 3A
 City, State, Zip: Palos Heights, IL 60463

Notary - State of Illinois, County of Cook

I, the undersigned, a notary public of Cook County, Illinois, hereby certify that **James P. Ennis** and **Eileen M. Ennis** personally known to me appeared before me this August 11, 2017 in person and acknowledged signing and delivering this instrument freely and voluntarily for the uses and purposes therein set forth including the release and waiver of the right of homestead if applicable.



 Notary Public

