

**UNOFFICIAL COPY****TRANSFER ON DEATH INSTRUMENT**

\*1731149006\*

Doc# 1731149006 Fee \$42.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 11/07/2017 09:26 AM PG: 1 OF 3

We, Grantors, MICHAEL G. WECHSLER and LYDIA WECHSLER, husband and wife, of Northbrook, Cook County, Illinois, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for this 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 March 24, 2005 and recorded March 28, 2005 as document number 0508739026 in the County of Cook, State of Illinois. The property is legally described as:

PARCEL I: Unit Number 102 in Cherry Lane Condominium as delineated and defined on a survey of the following described parcel of real estate (hereinafter referred to as "Parcel"):

Lot 1 in Cherry Lane Resubdivision of part of Lot 6 in Northbrook Commercial Trust Subdivision in part of the Northeast quarter of the Southeast quarter of Section 9, and part of the Northwest quarter and the Southwest quarter of Section 10, all in Township 42 North, Range 12, East of the Third Principal Meridian, in Cook County, Illinois,

which survey is attached as Exhibit "A" to the Declaration of Condominium Ownership And By-Laws, Easements, Restrictions, and Covenants Establishing A Plan For Condominium Ownership Of Premises At 1910, 1930, 1950 and 1970 Cherry Lane, Northbrook, Illinois, made by Michigan Avenue National Bank of Chicago, a United States corporation, not personally, but as Trustee under the provisions of a Trust Agreement dated August 19, 1970 and known as Trust Number 1796, dated November 14, 1984 and recorded November 15, 1984 as document Number 27337632, and as may be amended from time to time, together with its undivided percentage interest in the common elements, in Cook County, Illinois.

PARCEL II: The exclusive right to the use of Parking Space P-35, a limited Common element, as delineated and defined on the survey attached to the Declaration of Condominium Ownership And By-Laws, Easements, Restrictions, and Covenants Establishing A Plan For Condominium Ownership Of Premises At 1910, 1930, 1950 and 1970 Cherry Lane, Northbrook, Illinois, made by Michigan Avenue National Bank of Chicago, a United States corporation, not personally, but as Trustee under the provisions of a Trust Agreement dated August 19, 1970 and known as Trust Number 1796, dated November 14, 1984 and recorded November 15, 1984 as document Number 27337632, and as may be amended from time to time, in Cook County, Illinois.

P.I.N. 04-10-118-017-1037

and

Commonly known as:

1960 Cherry, Northbrook, Illinois 60062

That under Illinois Residential Real Property Transfer on Death Instrument Act (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 the last of

**UNOFFICIAL COPY**

us to die. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon the death of the last to die of MICHAEL G. WECHSLER and LYDIA WECHSLER, the above described residential real estate shall be conveyed and transferred to our beneficiaries as follows:

One hundred percent (100%) shall be distributed to the then acting Trustees not personally, but in their fiduciary capacity as Trustees of the MICHAEL G. WECHSLER and LYDIA WECHSLER Joint Trust under trust agreement dated the 26<sup>th</sup> day of October, 2017.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE LAST GRANTOR/OWNER TO DIE. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTORS OR THE SURVIVOR OF THEM HAS THE RIGHT TO WITHDRAW OR RESCIND THIS INSTRUMENT AT ANY TIME. ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN

Executed at Buffalo Grove, Illinois on this 26<sup>th</sup> day of October, 2017.

  
MICHAEL G. WECHSLER

  
LYDIA WECHSLER

**AFFIDAVIT**

State of Illinois  
County of Lake

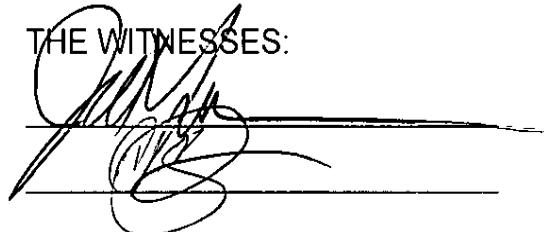
We, the undersigned, being the Grantors and owners of the land described in this instrument, MICHAEL G. WECHSLER and LYDIA WECHSLER, and the witnesses, respectively, whose names are signed to the attached or foregoing instrument, being first duly sworn, do hereby certify to the undersigned authority that the Grantors signed and executed the instrument as the Grantors' Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantors had signed willingly and that the Grantors executed it as the Grantors' free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantors, signed the Grantors' Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantors was at that time eighteen years of age or older, of sound mind and memory, and under no constraint or undue influence. Further, each of the witnesses acknowledge that they signed said instrument as their free and voluntary act for the uses and purposed therein set forth.

THE GRANTORS:

  
MICHAEL G. WECHSLER

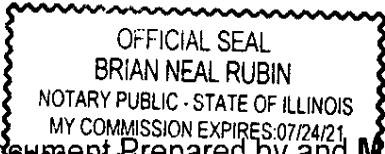
  
LYDIA WECHSLER

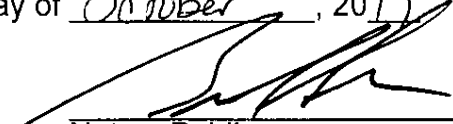
THE WITNESSES:



# UNOFFICIAL COPY

Subscribed, sworn to and acknowledged before me by MICHAEL G. WECHSLER and LYDIA WECHSLER, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 26 day of October, 2017



  
\_\_\_\_\_  
Notary Public

This Document Prepared by and **Mail to:** Benjamin Rubin, Attorney, RUBIN LAW, A Professional Corporation, 1110 Lake Cook Road, Suite 165, Buffalo Grove, Illinois 60089-1997, 847-279-7999; Fax 847-279-0090; E-mail: Email@rubinlaw.com

**Mail current tax bill to:**  
MICHAEL G. WECHSLER,  
1332 Church Street, Northbrook, Illinois 60062

**Mail subsequent tax bill upon death to:**  
Trustee(s) of the MICHAEL G. WECHSLER and LYDIA WECHSLER Joint Trust under trust agreement dated the 26 day of October, 2017  
1332 Church Street, Northbrook, Illinois 60062

Property of Cook County Clerk's Office