

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc# 1733949023 Fee \$40.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00
KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS
DATE: 12/05/2017 09:15 AM PG: 1 OF 2

I, Grantor, SANDRA J. HOPMAN, now known as SANDRA J. HILL, divorced and not since remarried, of Orland Park, 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 I am the sole owner of residential real estate ("Property") under a duly recorded Quit Claim Deed dated November 11, 2010 and recorded December 28, 2010 as document number 1036246045 in the County of Cook, State of Illinois. The property is legally described as:

LOT 3 IN OAK MEADOWS BEING A SUBDIVISION OF THE WEST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 9, TOWNSHIP 36 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 27-09-100-004-0000 and Commonly known as:
14330 Ridge Avenue,
Orland Park, Illinois 60462

That under Illinois Residential Real Property Transfer on Death Instrument Act (755 ILCS 27/1et 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 my death. I hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

That upon my death, I hereby convey and transfer the Property listed above and legally described to my beneficiaries as follows:

To the descendants, per stirpes of SANDRA J. HILL who survive SANDRA J. HILL for thirty (30) days; however, any share for BETHANY J. HOPMAN or DANIEL A. HOPMAN shall be distributed to the then acting Trustee of the Trust executed on the 28th day of November, 2017, and known as THE BETHANY J. HOPMAN and DANIEL A. HOPMAN 3rd PARTY SPECIAL NEEDS TRUST, as property of said Trust, to be administered and distributed in accordance with the terms and provisions hereof, if either BETHANY J. HOPMAN or DANIEL A. HOPMAN survives SANDRA J. HILL for thirty (30) days.

THIS TRANSFER ON DEATH INSTRUMENT IS REVOCABLE. IT DOES NOT TRANSFER ANY OWNERSHIP UNTIL THE DEATH OF THE GRANTOR/OWNER. THIS EXECUTED TRANSFER ON DEATH INSTRUMENT REVOKES ALL PRIOR BENEFICIARY DESIGNATIONS BY THIS OWNER FOR THIS INTEREST IN REAL ESTATE. THE GRANTOR 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.

Exempt under provisions of Paragraph E, Section 4 Real Estate Transfer Act, and Cook County Ordinance 95104, Paragraph E.

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Executed at Buffalo Grove, Illinois on this 28th day of November, 2017.

Sandra J. Hill
SANDRA J. HOPMAN, now known as
SANDRA J. HILL

AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantor and owner of the land described in this instrument, SANDRA J. HOPMAN, now known as SANDRA J. HILL, 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 Grantor signed and executed the instrument as the Grantor's Transfer on Death Instrument of real estate which is a revocable instrument and that the Grantor had signed willingly and that the Grantor executed it as the Grantor's free and voluntary act for the purposes therein expressed, and that each of the witnesses, in the presence and hearing of the Grantor, signed the Grantor's Transfer on Death Instrument as witness and that to the best of his or her knowledge, the Grantor 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 purposes therein set forth.

THE GRANTOR:

Sandra J. Hill
SANDRA J. HOPMAN,
now known as SANDRA J. HILL

THE WITNESSES:

[Signature]
[Signature]

Subscribed, sworn to and acknowledged before me by SANDRA J. HOPMAN, now known as SANDRA J. HILL, the Grantor and owner of the real estate, and subscribed and sworn to before me by the witnesses this 28th day of November, 2017.

[Signature]
Notary Public



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

Mail current tax bill to:
SANDRA J. HILL,
14330 Ridge Avenue, Orland Park, Illinois 60462

Mail subsequent tax bill upon death to:
KATRINA L. KOLTZ
8166 168th Place, Unit 2E, Tinley Park, Illinois 60477