

# UNOFFICIAL COPY

## TRANSFER ON DEATH INSTRUMENT

I, **William Beemsterboer and Lucy Beemsterboer**, husband and wife, tenants by the entirety, of 1631 West 105<sup>th</sup> Street, Chicago, Illinois 60643 hereby makes this Transfer on Death Instrument this February 5, 2018 as the owner of the following residential real estate described below:



Doc# 1803857097 Fee \$40.00

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

KAREN A. YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 02/07/2018 11:11 AM PG: 1 OF 2

THE ABOVE SPACE FOR RECORDER'S USE ONLY

LOT 33 AND 34 IN BLOCK 21 IN ATWOOD'S ADDITION TO WASHINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTH 100 ACRES OF THE SOUTHWEST 1/4 AND THE NORTH 50 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 37 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Permanent Index Number (PIN): 24-23-314-032-0000

Property address: 3734 W. 117th St, Alsip, IL 60803

Exempt under 35 ILCS 200/31-45(c)  
February 5, 2018

*William I Beemsterboer*  
Representative

Revocable transfer on death designation of successor owner at death of primary owners: **William Beemsterboer and Lucy Beemsterboer**, the owner of this property, being of competent mind and capacity, and retaining the right to revoke this designation at any time before death, state that upon the death of **William Beemsterboer and Lucy Beemsterboer**, this property shall pass in substantially equal shares to **William and Lucy Beemsterboer Trust Number 1, dated October 15, 2014**, 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.
- 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.
- 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.
- 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.

# UNOFFICIAL COPY

Dated this February 5, 2018 and signed by the owner:

William Beamsterboer  
William Beamsterboer

Lucy Beamsterboer  
Lucy Beamsterboer

Statement of witnesses: We hereby certify that **William Beamsterboer** and **Lucy Beamsterboer** 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.

Kathleen McCrae  
Witness Signature

Julie K Lawler  
Witness Signature

Kathleen McCrae  
Witness Printed Name

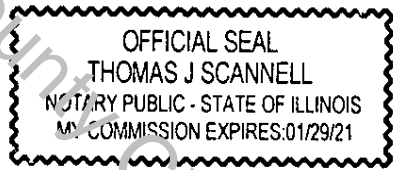
JULIE K. LAWLER  
Witness Printed Name

9901 S Western, Chicago  
Witness Address

9901 S. Western Ave., Ste. 100, Chicago, IL 60643  
Witness Address

I, the undersigned, a notary public of Cook County, Illinois, hereby certify that the above personally known to me appeared before me this February 5, 2018 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.

Thomas J Scannell  
Notary Public



This instrument was prepared by Scannell & Associates, 9901 S. Western Ave., Suite 100, Chicago, IL 60643

Return this document to:

Send subsequent tax bills to:

Name: Scannell & Associates  
Address: 9901 S. Western Ave. Ste 100  
City, State, Zip: Chicago, IL 60643

Name: William & Lucy Beamsterboer  
Address: 1631 West 105<sup>th</sup> Street, C  
City, State, Zip: Chicago, IL 60643