

UNOFFICIAL COPY

TRANSFER ON DEATH INSTRUMENT



Doc# 1819049240 Fee \$40.00

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

KAREN A.YARBROUGH

COOK COUNTY RECORDER OF DEEDS

DATE: 07/09/2018 03:40 PM PG: 1 OF 2

We, Grantors, JUSTIN E. FARMER and OLGUTA FARMER, husband and wife, of Palatine, 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 September 13, 2011 and recorded October 5, 2011 as document number 1127840189 in the County of Cook, State of Illinois. The property is legally described as:

Lot 178 in Reseda Subdivision also described as the North 80 rods of the South 111 rods of the Southeast 1/4 of Section 11, Township 42 North, Range 10, East of the Third Principal Meridian, in Cook County, Illinois.

P.I.N. 02-11-408-016-0000 and Commonly known as: 916 N. Hedgewood Drive, Palatine, Illinois 60074

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 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 JUSTIN FARMER and OLGUTA FARMER, 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 JUSTIN FARMER and OLGUTA FARMER Joint Trust under trust agreement dated the 26 day of June, 2018.

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 ANY BENEFICIARY NAMED IN THIS INSTRUMENT IS HEREBY ADVISED THAT THIS INSTRUMENT MAY BE WITHDRAWN OR RESCINDED WHETHER OR NOT MONEY OR ANY OTHER CONSIDERATION WAS PAID OR GIVEN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 day of June, 2018.

Justin E Farmer
JUSTIN E. FARMER

Olguta Farmer
OLGUTA FARMER

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AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantors and owners of the land described in this instrument, JUSTIN E. FARMER and OLGUTA FARMER, 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:

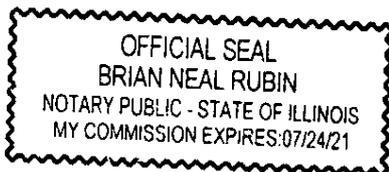
Justin E Farmer
JUSTIN E. FARMER

Olquta Farmer
OLGUTA FARMER

THE WITNESSES:

[Signature]
[Signature]

Subscribed, sworn to and acknowledged before me by JUSTIN E. FARMER and OLGUTA FARMER, the Grantors and owners of the real estate, and subscribed and sworn to before me by the witnesses this 26 day of June, 2018.



[Signature]
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:
JUSTIN FARMER,
916 N. Hedgewood Drive, Palatine, Illinois 60074

Mail subsequent tax bill upon death to:
Trustee(s) of the JUSTIN FARMER and OLGUTA FARMER Joint Trust under trust agreement dated the 26 day of June, 2018
916 N. Hedgewood Drive, Palatine, Illinois 60074