## **UNOFFICIAL COPY**

## TRANSFER ON DEATH INSTRUMENT

Pursuant to §755 ILCS 27/1 et seq.

Prepared by: Daci L. Jett, Attorney Daci Jett Law, LLC 1603 Orrington Ave., Ste. 600 Evanston, IL 60201

Property Owner Information: James S. Jensen and Karen L. Jensen 642 Sheridan Square #1 Evanston, IL 60202 Doc#. 1824955008 Fee: \$50.00 Karen A. Yarbrough Cook County Recorder of Deeds Date: 09/06/2018 08:47 AM Pg: 1 of 2

THIS TRANSFER ON DEATH INSTRUMENT is made this September 5, 2018, by **JAMES S. JENSEN** and **KAREN L. JENSEN**, husband and wife, who reside at 642 Sheridan Square #1,
Evanston, IL 60202, Cook County, and who, being of sound mind and disposing memory, do hereby revoke any prior Transfer on Death Instruments for the property and hereby make, declare and publish this Transfer on Death Instrument stating as follows:

That we are the SOLE owners of residential real estate under a duly recorded Deed dated June 15, 2016 and recorded July 13, 2016 as document number 1619350051 in the County of Cook, State of Illinois. The residential real property is legally described as:

UNIT NUMBER 642-1 IN 642 SHERIDAN SQUAKE CONDOMINIUM, AS DELINEATED ON A SURVEY OF PART OF LOTS 1 AND 2 IN BLOCK 3 IN ARNOLD AND WARREN'S ADDITION TO EVANSTON IN THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 20, TOWNSHIP 41 NORTH, RANGE 14 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS; WHICH SURVEY IS ATTACHED TO DECLARATION OF CONDOMINIUM RECORDED MAY 6, 1993 AS DOCUMENT 93341368, AS AMENDED FROM TIME TO TIME, TOGETHER WIT'H ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS, IN COOK COUNTY, ILLINOIS.

Permanent Real Estate Index Number(s): 11-20-103-039-1001 Address of Real Estate: 642 Sheridan Square #1, Evanston, IL 60202

That under 755 ILCS 27/1 et seq., the owners of residential real estate may transfer residential real estate by a transfer on death instrument. This transfer does not become effective until the death of the last of us. We hereby waive and release all rights under the homestead exemption laws of the State of Illinois.

THAT UPON THE DEATHS of both JAMES S. JENSEN and KAREN L. JENSEN, we, being of competent mind and capacity, do convey and transfer the above-described real property to our sons, ROSS C. JENSEN and TYLER J. JENSEN as tenants in common.

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IN WITNESS WHEREOF, we have executed this Transfer on Death Instrument on this September 5, 2018.

Exempt under 35 ILCS 200/31-45, paragraph E, Illinois Real Estate Transfer Tax Act.

WITNESS DECLARATION

We, the undersigned witnesses, hereby certify that on the date thereof the Owners declared and executed the above Transfer on Death Instrument as their voluntary act in our presence and that we, at their request and in their presence and in the presence of each other, have signed our names as witnesses thereto, believing to the best of our knowledge that the Owners were at the time of signing of sound mind and memory, and under no undue influence.

Adore Seuse	Up Janison
Witness signature	Witness signature
Adam Levinson	plichelle Samson
Print name	Prin name
3133 Wilmette Ave	1603 prington #800
Home Address	Home And ess
Wilmette, IL 60091	Granson T. bodel
Home Address	Home Address
STATE OF ILLINOIS	
OOLD IMA OF COOK	) ss.
COUNTY OF COOK	)

I, the undersigned, a notary public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that JAMES S. JENSEN and KAREN L. JENSEN, and the witnesses, personally known to me to be the same persons whose names are subscribed on the foregoing instrument, appeared before me this day in person and acknowledged that they signed, sealed, and delivered the said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this September 5, 2018

OFFICIAL SEAL
DACI L. JETT
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires April 17, 2019

Daci L. Jett, Notary Public

My commission expires: April 17, 2019