

UNOFFICIAL COPY**TRANSFER ON DEATH INSTRUMENT**

1907049017

Doc# 1907049017 Fee \$40.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 03/11/2019 10:47 AM PG: 1 OF 2

I, Grantor, ANASTASIA CHIOROS, a single woman, 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 I am the sole owner of residential real estate ("Property") under a duly recorded Trustee's Deed dated October 2, 2012 and recorded October 3, 2012 as document number 1227750075 in the County of Cook, State of Illinois. The property is legally described as:

LOT 78 IN MORGAN'S GATE SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 8, AND THE SOUTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 42 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 3, 1987, AS DOCUMENT NUMBER 87425912, IN COOK COUNTY, ILLINOIS.

P.I.N. 02-08-410-003-0000

Commonly known as: 1694 W. Edgewater Lane, Palatine, Illinois 60067

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. Further, effective upon 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 shall be distributed as follows:

- (A) Fifty percent (50%) shall be distributed to CONSTANTINE CHIOROS, if CONSTANTINE CHIOROS survives me for thirty (30) days. If CONSTANTINE CHIOROS does not so survive, then the share shall be distributed to the descendants, per stirpes, of CONSTANTINE CHIOROS who so survive.
- (B) Fifty percent (50%) shall be distributed to the acting Trustee of THE GEORGE CHIOROS 3rd PARTY SPECIAL NEEDS TRUST dated the 2nd day of October, 2012, as property of said Trust, to be administered and distributed in accordance with the terms and provisions thereof.

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.

UNOFFICIAL COPY

Executed at Buffalo Grove, Illinois on this 28th day of February, 2019.

X Anastasia Chioros
ANASTASIA CHIOROS

AFFIDAVIT

State of Illinois
County of Lake

We, the undersigned, being the Grantor and owner of the land described in this instrument, ANASTASIA CHIOROS, 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 purposed therein set forth.

THE GRANTOR:

X Anastasia Chioros
ANASTASIA CHIOROS

THE WITNESSES:

[Signature]
[Signature]

Subscribed, sworn to and acknowledged before me by ANASTASIA CHIOROS, the Grantor and owner of the real estate, and subscribed and sworn to before me by the witnesses this 28th day of February, 2019.

OFFICIAL SEAL
JILL YONOVER
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:08/18/21

[Signature]
Notary Public

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

Mail current tax bill to:
ANASTASIA CHIOROS, 1694 W. Edgewater Lane, Palatine, Illinois 60067

Mail subsequent tax bill upon death to:
CONSTANTINE CHIOROS
1694 W. Edgewater Lane, Palatine, Illinois 60067