

UNOFFICIAL COPY



1917915055

Doc# 1917915055 Fee \$88.00

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

EDWARD M. MOODY

COOK COUNTY RECORDER OF DEEDS

DATE: 06/28/2019 02:39 PM PG: 1 OF 2

Mail Recorded Instrument To:

Waltz, Palmer & Dawson, LLC
3701 Algonquin Road, Suite 300
Rolling Meadows, IL 60008

Mail Tax Bill To:

Lucas P. Ott
Kristen M. Richards-Ott
817 N. Mitchell Ave.
Arlington Heights, IL 60004

TRANSFER ON DEATH INSTRUMENT Statutory (Illinois)

We, Lucas P. Ott and Kristen M. Richards-Ott, husband and wife ("Owners"), of 817 N. Mitchell Ave., Arlington Heights, Illinois, 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 Owners of residential real estate ("Property") under a duly recorded Quit Claim Deed recorded in the County of Cook, State of Illinois whereby we acquired title to the Property as Tenants by the Entirety. The Property is legally described as:

Lots 19 and 20 and the West half of the vacated alley lying East and adjoining said lots in Block 7 in Mitchell's Addition to Arlington Heights, being a subdivision of the Northeast ¼ of the Northeast ¼ of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

PIN: 03-30-218-015-0000

Address of Property: 817 N. Mitchell Ave., Arlington Heights, IL 60004


That under 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 death of the survivor of the Owners.

Upon the death of both Lucas P. Ott and Kristen M. Richards-Ott, then if Lucas P. Ott shall have survived Kristen M. Richards-Ott, we convey and transfer the Property to the then-acting trustee of the Lucas P. Ott Revocable Living Trust dated October 15, 2013, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Lucas P. Ott, or in the event Kristen M. Richards-Ott shall have survived Lucas P. Ott, we convey and transfer the Property to the then-acting trustee of the Kristen M. Richards-Ott Revocable Living Trust dated October 15, 2013, to be added to the trust property and held and distributed in accordance with the terms of that agreement and any amendments made prior to the death of Kristen M. Richards-Ott. In the event of a simultaneous death, Lucas P. Ott will be considered to have survived Kristen M. Richards-Ott.

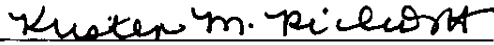
UNOFFICIAL COPY

Signatures:

Signed and agreed on this 20th day of June, 2019, by the following:



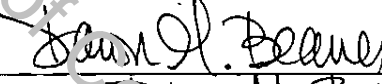
Lucas P. Ott, Owner



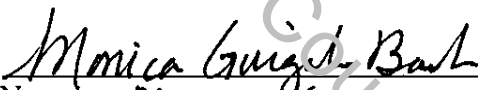
Kristen M. Richards-Ott, Owner

Witnesses:

We, the undersigned witnesses, hereby certify that the above Transfer on Death Instrument was on the date hereof signed and declared by the Owners as their Transfer on Death Instrument in our presence on the date it bears. Immediately thereafter, at the Owners' request and in the Owners' presence and in the presence of each other, we signed our names as witnesses thereto, believing to the best of our knowledge that the Owners executed the Transfer on Death Instrument as their own free and voluntary act. We certify that we believe the Owners to be of sound mind and memory at the time of signing.

Witness Signature: 

Name: Dawn H. Beaver
Address: 3701 Algonquin Road, Suite 300
City: Rolling Meadows State: Illinois

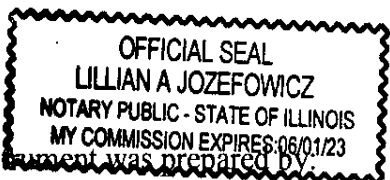
Witness Signature: 

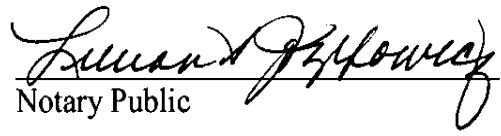
Name: MONICA GUIGIOLIO BARBA
Address: 3701 Algonquin Road, Suite 300
City: Rolling Meadows State: Illinois

STATE OF ILLINOIS
COUNTY OF COOK

I, the undersigned, a Notary Public in and for the said County, in the State aforesaid, DO HEREBY CERTIFY, that Lucas P. Ott and Kristen M. Richards-Ott, husband and wife, and the above mentioned witnesses, each of whom was either personally known to me or presented satisfactory evidence of identification in the form of a State of Illinois Driver's License with picture identification, to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged they signed, sealed and delivered said instrument as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal this 20th day of June, 2019.





Notary Public

This instrument was prepared by
Waltz, Palmer & Dawson, LLC, 3701 Algonquin Road, Suite 300, Rolling Meadows, IL 60008
without examination of title based on information provided by Owners.